

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, December 3, 2012 ■ 7:05 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. November 19, 2012 Regular Meeting
- 4. Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other

5. Public Hearings

7:05 p.m.

Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313

Memos from Director of Planning and Development and Assistant Town Engineer

7:20 p.m.

Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2

(To be tabled)

7:30 p.m.

Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312

Memos from Director of Planning and Development and Assistant Chief/Deputy Fire Marshal

6. Old Business

- a. **Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**
- b. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
- c. **Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**
- d. **University of Connecticut Draft Water Supply Environmental Impact Evaluation (EIE)**
- e. **Mansfield Tomorrow | Our Plan ► Our Future**

- f. **Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
Memo from Director of Planning and Development
 - g. **Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**
(Tabled-Public Hearing on 1/7/13)
 - h. **Other**
- 7. New Business**
- a. **8-24 Referral: Re: Adjustments Easements for Storrs Road and Wilbur Cross Way**
Memo from Director of Planning and Development
 - b. **Other**
- 8. Reports from Officers and Committees**
- a. **Chairman's Report**
 - b. **Regional Planning Commission**
 - c. **Regulatory Review Committee**
 - d. **Planning and Development Director's Report**
 - e. **Other**
- 9. Communications and Bills**
- a. **11-16-12 Letter from M. Hart to S. Lee, US Army Corps of Engineers**
 - b. **11-19-12 Letter to PZC Re: Testimony at Storrs Center Special Design District Public Hearing**
 - c. **Other**
- 10. Adjournment**

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, November 19, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, K. Holt, G. Lewis, P. Plante B. Pociask,
K. Rawn,
Members absent: R. Hall, B. Ryan
Alternates present: A. Marcellino, V. Ward, S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:15 p.m., appointing alternates V. Ward and S. Westa to act in members' absences.

Minutes:

11-5-12 Meeting Minutes -B.Chandy MOVED K. Rawn seconded, to approve the 11/5/12 meeting minutes as written. MOTION PASSED UNANIMOUSLY.

11-14-12 Field Trip Minutes- K. Holt MOVED, K. Rawn seconded, to approve the 11/14/12 field trip minutes as written. MOTION PASSED with Holt and Rawn in favor and all others were disqualified.

Zoning Agents Report:

Noted.

Public Hearings:

**Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road;
Kueffner/Stoddard, owner/applicant: PZC File #1313**

Chairman Goodwin opened the Public Hearing at 7:16 p.m. Members present were J. Goodwin, B. Chandy, K. Holt, G. Lewis, P. Plante B. Pociask, K. Rawn, and alternates A. Marcellino, V. Ward, S. Westa. Ward and Westa were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 11-6-12 and 11-14-12 and noted the following communications received and distributed to the Commission members: a 10-29-12 report from G. Havens, EHHD; an 11-5-12 letter from F. Goetz, Chair of Mansfield Advisory Committee on Persons with Disabilities; an 11-13-12 report G. Meitzler, Assistant Town Engineer; an 11-14-12 report from F. Raiola, Assistant Chief/Deputy Fire Marshal; and an 11-15-12 report from L. Painter, Director of Planning and Development; an 11-19-2012 letter from S. Ross and E. Schultz of 239 Hanks Hill Road; an 11-19-2012 letter from G. W. Merrow and an 11-19-2012 letter from K. Green of 1090 Stafford Road.

Present were Christopher Kueffner and Lynn Stoddard, both of whom agreed that the testimony from the previous Inland Wetlands Meeting may be incorporated into the record of the PZC Public Hearing. Kueffner and Stoddard reviewed the proposal and plans, including the layout of the site and areas of work. They agreed with the suggestions outlined in the staff memos. Staff will investigate whether there are any building code requirements which might be applicable to the project.

Matthew Solmo, a UConn student and an avid climber and outdoorsmen, spoke in support of the project calling it both educational and recreational.

Tom Birkenholz, 108 South Eagleville Road, commented the project is a smart approach to help grow the Town. In his experience these parks put safety first and cause little or no damages to the trees.

At 8:12 p.m. Chairman Goodwin noted no further comments or questions from the public, and she declared that the Public Hearing was to be continued at the 12-3-12 meeting.

Draft Revisions to Zoning Regulations Pertaining to Signs, Non-Conforming Buildings and Parking/Driveway Requirements

Chairman Goodwin opened the Public Hearing at 8:13 p.m. Members present were J. Goodwin, B. Chandy, K. Holt, G. Lewis, P. Plante B. Pociask, K. Rawn, and alternates A. Marcellino, V. Ward, S. Westa, V. Ward and S. Westa were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 11-6-12 and 11-14-12 and noted the following communications received and distributed to the Commission members: an 11-14-12 report from F. Raiola, Assistant Chief/Deputy Fire Marshal; an 11-15-12 report from Attorney O'Brien; and an 11-15-12 report from L. Painter, Director of Planning and Development; an 11-14-2012 letter from WINCOG.

Linda Painter, Director of Planning and Development, reviewed the proposed regulation revisions.

Chairman Goodwin noted no further comments or questions from the public or Commission. Holt MOVED, Plante seconded, to close the Public Hearing at 8:20 p.m. MOTION PASSED UNANIMOUSLY.

Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2

Chairman Goodwin opened the continued Public Hearing at 8:24 p.m. Members present were J. Goodwin, B. Chandy, K. Holt, G. Lewis, P. Plante B. Pociask, K. Rawn, and alternates A. Marcellino, V. Ward, S. Westa. Ward and Westa were seated. Linda Painter, Director of Planning and Development, stated that the developer has requested this item be tabled to allow adequate time for plan revisions and added an 11-16-2012 letter from Michele and Zeljko Boskovic of Michele Lane and an 11-14-2012 letter from Doug and Darlene Murphy to the record.

At 8:26 p.m. Chairman Goodwin noted no questions or comments from the public, and she declared the Public Hearing was continued to the 12-3-12 meeting.

Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312

Chairman Goodwin opened the continued Public Hearing at 8:29 p.m. Members present were J. Goodwin, B. Chandy, K. Holt, G. Lewis, P. Plante B. Pociask, K. Rawn, and alternates A. Marcellino, V. Ward, S. Westa. Ward and Westa were seated. Linda Painter, Director of Planning and Development, noted an 11-14-12 request of the applicant requesting this item be tabled to allow adequate time for plan revisions.

At 8:40 p.m. Chairman Goodwin noted there were no comments or questions from the public or Commission. She declared the Public Hearing was to be continued to the 12-3-12 meeting as the applicant requested.

Old Business:

a. Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10

Holt MOVED, Chandy seconded, to approve, subject to revisions noted below, the August 29, 2012 application of Storrs Center Alliance, LLC, to amend the Zoning Map for the Storrs Center Special Design District, as submitted to the Commission and as modified through materials presented at Public Hearings on October 1 and October 15, 2012. The map amendment shall become effective as of December 15, 2012 or upon subsequent filing of approved maps, reports and design guidelines that, based on the provisions of Article X, Section S of the Zoning Regulations, are directly associated with the subject rezoning approval.

In approving this application the Planning and Zoning Commission has considered all Public Hearing testimony and communications. Approval of the proposed zoning map amendment to the Storrs Center Special Design District is granted for the following reasons:

1. The proposed changes to the master plan and design guidelines for the Market Square area will improve access to food and other daily shopping needs for surrounding neighborhoods while maintaining the high standard of urban design established by the Special Design District.
2. The proposed amendment promotes goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The proposed amendment also is considered to be consistent with goals and recommendations contained in the 2002 Windham Regional Land Use Plan, and the 2005-2010 Conservation and Development Policies for Connecticut.
3. The proposed amendment is consistent with the approved Municipal Development Plan for the Storrs Center Project.
4. The proposed amendment is consistent with Section 8-2 of the Connecticut General Statutes.
5. Subject to the revisions noted below, the proposed amendment is consistent with the statement of regulatory intent and purpose contained in Article I and the approval considerations contained in Article XIII of the Mansfield Zoning Regulations.
6. Subject to the revisions noted below, the proposed changes to the Preliminary Master Plan maps, the Master Parking Study, the Master Traffic Study, the Master Stormwater Drainage Study and the Design Guidelines for this project provide adequate and appropriate details to address the regulatory provisions of Article X, Section S and Article XIII of the Zoning Regulations.

The applicant's August 29, 2012 Zoning Map Amendment submissions shall be revised as set forth below. These revisions address issues raised through the Public Hearing process and are deemed necessary to appropriately implement the proposed changes to the Storrs Center project and to ensure that the resulting development promotes the public's health, safety, property values and general welfare.

1. The preliminary master plan sheets shall be revised as follows:
 - A. Street Names. The map sheets shall be revised to use the newly adopted street names. For consistency and coordination with the Design Guidelines, former names such as Village Street and Post Office Road should be placed in parentheses.
 - B. Map Sheet Titles. The title of the map sheets shall be revised to change the word 'Amended' to 'Alternate' to clearly identify this proposal as an alternative to the original master plan for the Market Square area, not a replacement of the original master plan.
 - C. Map ZC—05.a. (Preliminary Master Plan).
 - i. Amend the map to depict the change in configuration of the parking lot at the southeast corner of the site as presented at the October 15, 2012 public hearing.
 - ii. Revise Note 3 to change the reference from State Traffic Commission (STC) to Office of the State Traffic Administration (OSTA).
 - D. Map ZC-10.a (Phasing Map) shall be revised to include the notes from the original Map ZC-10.
 - E. Map ZC-11.a (Preliminary Building and Service Access Plan). Note 1 shall be revised to read "Loading for buildings without defined service areas will be on-street or in adjacent surface parking

areas.”

2. The Design Guidelines shall be revised as follows:

- A. A note shall be added to the beginning of the design guidelines containing an equivalency table for street names (i.e. references to Post Office Road now apply to Charles Smith Way, etc.)
- B. The proposed changes shall be incorporated into the existing design guidelines as an alternative to the original plan. This may require a different numbering system.

- C. Section 2.1.2 (Market Square Area). Amend the third sentence of the last paragraph to read as follows:

Elevations should address the street front edges on Storrs Road, the Village Street and Post Office Road as well as the parking area.

- D. Section 2.4.1 (Use Requirements). Amend to read as follows:

Allowable Uses: Supermarket, retail, restaurant and any other non-residential uses permitted within the SC-SDD allowed at grade with allowance for entries and lobbies to upper floors; offices and other non-residential uses allowed on upper floors and mezzanines. The supermarket shall not open before 5:30 am and shall close by 1:30 am. Future tenants of the corner building shall not open before 7:00 am and shall close by 11 pm. Parking shall be off-street surface parking with on-street parking where allowed within the SC-SDD. Surface lots at grade shall be buffered by architectural or landscape features.

- E. Section 2.4.2 (Dimensional Requirements). Revise subsection e to allow a maximum height of 45 feet.

- F. Section 2.4.4.h (Sidewalk/Terrace/Planting Area). Add the following sentence to the end of the section:

In areas where a retaining wall over 4 feet in height abuts the sidewalk planting area, landscape treatments should be used to visually break up the mass of the retaining wall. See Section 2.4.6.e for sample illustrations.

- G. Section 2.4.4.m (Fire Hydrants). Change the cross-reference from Section 4.9.c to 4.10.c.

- H. Add new Section 2.4.4.n as follows:

Phasing: The building at the corner of Storrs Road and Post Office Road is an essential component in the creation of a gateway to the downtown. Additionally, the building helps to buffer the surface parking lot by creating strong visual and pedestrian edge along Storrs Road. To ensure that this gateway is established, no permits shall be issued for the supermarket building until permits have been issued for the corner building; permits may be issued simultaneously.

- I. Section 2.4.5 (Illustrative Plans and Sections: Market Square). Change the section to include the clerestory portion of the building in the maximum height and change the maximum dimension to 45 feet to correspond to the change in Section 2.4.2.

- J. Section 2.4.6.b (Plan and Vista Orientation). Change the figure to add a fifth key vista at the northwest corner of the market building as presented at the October 1, 2012 public hearing.
- K. Section 2.4.6.c (Building Composition Sketches). Add a new figure showing the view of the northwest corner of the market building along Storrs Road that was presented at the October 1, 2012 public hearing. Add the following language below the figure:

View of Supermarket from Storrs Road Approaching from North on Storrs Road

To minimize the impact of the adjacent service area on the Storrs Road streetscape, the fence or wall used to screen the area shall be compatible in materials and proportion to the market building. Columns will be used to break up the mass of the structure and continue the pattern of vertical bays established by the building.

- L. Add new Section 2.4.6.e to include the renderings of retaining wall and landscape treatments as presented at the October 15, 2012 public hearing. Appropriate captions should be added beneath each rendering. The following title and narrative should precede renderings:

Streetscape Composition-Market Square: Examples of How to Respond to Vista Considerations at the Southeast Corner

The following renderings provide examples of how the height and mass of the retaining wall could be softened through landscaping at sidewalk level. The use of a low fence on the top of the retaining wall will help to screen the view of cars from the upper floors of nearby residences. The height of this fence should be carefully balanced with the height of the retaining wall to avoid a combined height that becomes overwhelming to pedestrians.

- M. Section 4.4.3.f (Off-Street Parking-Landscaping). Amend this section to read as follows:

In general, no more than 12 contiguous parking spaces should be allowed in a row without a landscape feature, including either landscape islands or tree wells. Where used, landscape islands should have a minimum width of 6 feet and should be planted with shade trees. Columnar trees or other trees with a tap root system are encouraged along the perimeter of the parking lot so as to not interfere with the canopy of street trees while still providing a visual break. Planters/tree wells can be more closely spaced than islands and should be used to enhance the number of trees and shade. In areas adjacent to retaining walls, smaller tree species should be used to provide landscape breaks while not compromising the structure of the retaining wall.

- N. Section 4.4.3.i (Off-Street Surface Parking-Lighting). Amend this section to read as follows:

Lighting of the surface parking lot shall comply with Section 4.6. Maximum height of free-standing fixtures shall be 16 feet; however, use of shorter fixtures consistent with the prototype for residential neighborhoods identified in Section 4.6.2 is encouraged due to the elevated nature of the parking lot as compared to nearby homes. Lighting of the surface parking lot should not contribute to night sky pollution and should employ light fixtures meeting industry standards for full cut-off.

MOTION PASSED with all in favor except Goodwin and Rawn who were opposed.

- b. Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**
Item tabled, pending 12/3/12 continued Public Hearing.
- c. Draft Revisions to Zoning Regulations Pertaining to Signs, Non-Conforming Buildings and Parking/Driveway Requirements**
Ward MOVED, Plante seconded, to approve, effective December 15, 2012, revisions to Articles IX and X of Mansfield's Zoning Regulations related to non-conforming buildings, signs, and off-street parking requirements, as presented at a Public Hearing on November 19, 2012. The revisions were filed with the Town Clerk prior to the public hearing. A copy of the subject regulations shall be attached to the Minutes of this meeting.

In approving the subject zoning regulations, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and Development, the Mansfield Fire Marshal and the Mansfield Town Attorney. The zoning regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject revisions will: streamline the review process for additions to non-conforming structures that are consistent with existing setbacks and development patterns; provide reasonable accommodation for signs while preventing visual clutter; ensure that residential driveways on existing lots meet the same safety and design standards required in new subdivisions; and provide the Commission with the ability to reduce parking requirements based on need to prevent over-paving of land.
2. The subject revisions are consistent with Plan of Conservation & Development goals and objectives, particularly Policy Goal 1, Objective d.
3. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII, Section D of the Zoning Regulations.
4. The subject regulations revisions are acceptably worded and suitably coordinated with related Zoning provisions. The proposed wording has been found legally acceptable to the Town Attorney.

MOTION PASSED UNANIMOUSLY.

- d. Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
Item tabled, pending continued Public Hearing.
- e. Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**
Item tabled, pending continued Public Hearing.
- f. Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
Item tabled, pending a Public Hearing on 1/7/13.

New Business:

- a. **8-24 Referral: Proposed acquisition of Marshall Property (Dunhamtown Forest Area; located north of Mansfield City Road and west of White Oak Road)**

Linda Painter, Director of Planning and Development, described the property and noted the 11-14-2012 draft minutes of the Conservation Commission have been entered into the record.

Holt MOVED, Rawn seconded, that the PZC notify the Town Council that the proposed acquisition of the Marshall Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and potential for expanding the town's trail network. MOTION PASSED UNANIMOUSLY.

- b. **8-24 Referral: Proposed acquisition of Malek Property (Wolf Rock Preserve Area; located northwest of Sawbrook Mill Lane)**

Linda Painter, Director of Planning and Development, described the property and noted the 11-14-2012 draft minutes of the Conservation Commission have been entered into the record.

Holt MOVED, Chandy seconded, that the PZC notify the Town Council that the proposed acquisition of the Malek Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and the Kidder-Sawmill Brook streambelt as well as the potential for expanding the town's trail network. MOTION PASSED UNANIMOUSLY.

- c. **New Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**

Rawn MOVED, Holt seconded, to receive the Special Permit application, File #1314, submitted by Rachel Jorgensen, for an efficiency unit within a single-family dwelling, on property located at 22 Russett Lane, owned by the applicant, as shown on plans dated April 1964, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for January 7, 2013. MOTION PASSED UNANIMOUSLY.

- d. **University of Connecticut Draft Water Supply Environmental Impact Evaluation (EIE)**

Linda Painter, Director of Planning and Development, reviewed the EIE and the next steps in the process. Members discussed a number of land use concerns and will discuss the issue further at the next Regulatory Review meeting. Additional comments should be sent to Linda Painter who will compile the information for submission to the Town Council.

- e. **Mansfield Tomorrow | Our Plan ▶ Our Future**

Linda Painter, Director of Planning and Development, asked that this subject be made a standing agenda item. By consensus the PZC agreed to support the solicitation of community and advisory committee members to fill the enumerated positions for the steering committee.

Communications and Bills:

The next Regulatory Review Committee meeting will be held on 11-19-12; the time will be determined next week.

A Field Trip is to be set for 12-12-12 at 3:30 p.m.

Adjournment: The meeting was adjourned at 9:35 p.m. by the Chairman.

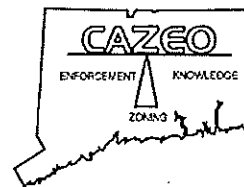
Respectfully submitted,

Katherine Holt, Secretary

PAGE
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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: November 29, 2012

MONTHLY ACTIVITY for November, 2012

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Engsburg	60 Olsen Dr.	9' x 27' deck
Keegan	883 Mansfield City Rd.	1 fm dw
Feathers	371 Gurleyville Rd.	8 x 12 shed
Landeck	311 Spring Hill Rd.	porch
Hurlock	9 Dunham Pond Rd.	ground solar array
Sawtelle	74 Browns Rd.	ground solar array
Eye	20 Hillyndale Rd.	14' x 40' deck
Bagwell	512 Chaffeeville Rd.	12' x 24' addition
Wassmundt	54 Old Turnpike Rd.	ground solar array
Erlandson	412 Storrs Rd.	14 x 24 garage


CERTIFICATES OF COMPLIANCE

Dewart	507 Wormwood Hill Rd.	2-fm dw
Lawrence	91 Chaffeeville Rd., Lot 5	shed
Feathers	371 Gurleyville Rd.	shed
Cartier	230 Mulberry Rd.	1 fm dw
Riquier	151 South Bedlam Rd.	shed

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: November 29, 2012
Subject: Aerial Ropes Course
Storrs Road, between Baxter Road and Route 32
Special Permit Application (File 1313)

At the November 19, 2012 Public Hearing, members of the Commission requested that staff contact the Connecticut Department of Public Safety to determine what, if any, state regulations apply to an aerial ropes course such as the one proposed. The attached email from Michael Nintean, Director of Building and Housing Inspection for the Town, summarizes the information learned from the Office of the State Building Inspector regarding this issue. In short, aerial ropes courses do not fall under the definition of 'amusement activities' and are therefore not regulated by the State Building Code. However, building permits will be required for any ground structures that are not related to the actual course and utilities serving those structures.

In terms of the prevalence of this type of recreational use, Holiday Hill has had a ropes course for several years. Additionally, the middle school and elementary schools also have ropes courses as part of their physical education curriculum.

The applicant has also submitted information regarding use of the standards of the Association of Challenge Course Technology (ACCT) in response to the concerns expressed by members of the Commission. They have also reiterated comments made during the presentation regarding conditions of approval, a requested reduction to the required landscape buffer and a request that the Commission allow the Zoning Agent to issue a zoning permit for the parking lot prior to the zoning permit for the course itself. Lastly, they have submitted a management plan for the proposed bioswales.

As the question related to the applicability of building code regulations was the only outstanding issue from the November 19, 2012 public hearing, I see no reason that the hearing could not be closed on December 3, 2012.

Linda M. Painter

From: Mike E. Nintean
Sent: Tuesday, November 20, 2012 11:25 AM
To: Linda M. Painter
Cc: Curt B. Hirsch; Francis P. Raiola; Mike E. Nintean
Subject: Ropes course classification

Hi Linda;

Per your request I contacted the State Building Inspector's office today regarding the proposed ropes course. I spoke with Deputy State Building Inspector Dan Tierney and he indicated that these courses are not considered "amusement activities" by definition and therefore are not regulated by the State Building code. Dan also stated that he was unaware of any authority in the State that has jurisdiction over the installation and use of these businesses.

As previously discussed a permit will be required for any ground structures unrelated to the actual course and utilities serving those structures if applicable.

I hope this information is helpful.

Mike

Jessie Neborsky

From: Lynn Stoddard <lynn.stoddard@gmail.com>
Sent: Wednesday, November 28, 2012 11:23 PM
To: Linda M. Painter
Cc: Jessie Neborsky
Subject: Fwd: For Frederick Goetz

Linda,

I meant to cc you on this originally. I could not find any contact information for Mr. Goetz on the town website so sent this to him through the email on the letterhead of his November 5th letter: SocServ@Mansfieldct.org.

I have not heard back from Mr. Goetz. Would you please help ensure that he receives my email or let me know if there is a better way to contact him?

We look forward to meeting with the Advisory Committee on the Needs of Persons with Disabilities to discuss our project.

Thank you
Lynn

----- Forwarded message -----

From: Lynn Stoddard <lynn.stoddard@gmail.com>
Date: Mon, Nov 12, 2012 at 4:44 PM
Subject: For Frederick Goetz
To: SocServ@mansfieldct.org
Cc: Chris Kueffner <ckueffner@gmail.com>

Dear Mr. Goetz,

Thank you for your Nov 5 letter expressing interest in our proposed Seasonal Aerial Forest Ropes Course. Yes! We would be very happy to meet to hear your ideas about how our facility might be made accessible, engaging, and safe for all types of people.

We could be available to meet some evening. In addition, I will likely be available this Friday, Nov 16, during the day.

Thank you for your interest. We look forward to meeting with you.

Lynn

Lynn Stoddard
Chris Kueffner

Jessie Neborsky

From: Lynn Stoddard <lynn.stoddard@gmail.com>
Sent: Thursday, November 29, 2012 12:51 AM
To: Linda M. Painter; Jessie Neborsky; Grant Meitzler
Cc: Christopher Kueffner; Lynn Stoddard
Subject: Additional information, Seasonal Aerial Forest Ropes Course
Attachments: Painter letter additional info Nov 28 2012.doc; Management Plan for Bioswales.doc

Dear Linda, Grant, and Jessie,

Attached please find the following information for the Dec 3 continuation of the public hearing on our special permit application:

1. November 28, 2012 letter from Lynn Stoddard to the PZC and Linda Painter containing additional information.
2. Management Plan for the Maintenance of Proposed Stormwater Bioswales. Jessie, if you make copies of this, please use the hyperlink to download an original copy of the Water Quality Swale Maintenance Inspection Checklist from the website. I copied and pasted it into page 2 of the plan but the quality is not very good (sorry about that!).

In addition, earlier this evening I forwarded Linda and Jessie my November 12 email to Mr. Goetz and the Advisory Committee on Needs of Persons with Disabilities.

If you have any questions or would like additional information, please give me a call at 860-481-0544.

We do not have any additional powerpoint slides for Dec 3. If you think we should bring our Nov 19th powerpoint slides for reference, please let me know and I will bring my thumb drive again for use with your equipment.

Thanks,
Lynn

November 28, 2012

Planning & Zoning Commission
Linda Painter, Director of Planning and Development
Town of Mansfield

Re: Special Permit Application, Seasonal Aerial Forest Ropes Course,
Kueffner/Stoddard, PZC File #1313

Dear Ms. Painter and the Mansfield Planning & Zoning Commission:

We would like to provide some additional information based on questions raised at the November 19th public hearing and reiterate our commitment to comply with staff recommendations summarized in Linda Painter's November 15, 2012 memo to the Planning & Zoning Commission.

Questions Regarding Safety Standards

As stated in our application Statement of Use and our November 19th presentation, the aerial park will meet the standards for Challenge Course and Aerial Adventure Course installation, operation, and inspection, as set by the Association for Challenge Course Technology (ACCT). ACCT was formally organized in 1993. The first edition of the standards was issued in 1994, and included installation standards only. The second edition was released in 1998, and also included Technical Standards for Challenge Course Operations. The most recent edition, the 7th, released in 2008, includes standards for Installation and Equipment, Inspections, Operations, Practitioner Certification and Qualifications for the Challenge Course Professional.

Town staff has addressed the questions raised on November 19th regarding state regulations of these types of parks.

Commitment to Revise Plans and Provide Information Requested by Staff

As stated in our November 19th presentation, we will make the following improvements based on staff comments:

- We will adjust the east/west ends of the parking area to be > 25 feet from wetlands, in consultation with the wetlands agent.
- We will shift the position of the portable toilets to facilitate pedestrian and service access from the Phase 1 parking area.
- We will adjust the Phase 2 parking circle area to meet emergency vehicle access requirements and enforce no parking within fire access lanes.

- We will create a pedestrian pathway linking the handicapped accessible parking spaces to the walking path network.
- We will install Phase 2 parking, if needed, within 5 years or seek extension of the Inland Wetlands license.
- In conjunction with our DOT Encroachment permit application, we will obtain sign location approval from DOT, then submit this to the Director of Planning & Development for approval.
- We will further identify mature, healthy trees to preserve in the parking area, ensuring ample shading, and revise the parking area layout accordingly.
- We have requested a meeting with the Advisory Committee on Needs of Persons with Disabilities. See my November 12 email to Mr. Goetz, which I have forwarded to Linda Painter.
- We have completed and attached a plan for management and maintenance of the bioswales.

As we also stated at the November 19th public hearing, we make the following requests in response to other staff comments:

1) We request issuance of the Zoning Permit for the parking area prior to final placement of the ropes course elements. Justification: Delaying the issuance of the Zoning Permit until the platform, aerial element and path locations have been finalized would interfere with construction timing and create additional expenses. We would like to start the parking area construction soon and follow with identification of the exact trees to be used for placement of the ropes course elements in the late winter/early spring so that we can identify any winter tree damage and fully assess tree health.

2) We request a waiver of Article VI, Section B.4.q.2 requiring a 50' landscaping buffer. Instead, we request allowance of a 35' buffer of natural forest on the east side of the parking area. Justification: The adjacent site is wetland and forest with no residential use so there is no adjacent use that requires a buffer. It is unlikely that this area is suitable for future development because of the wetland. In addition, the existing natural forest provides a more extensive buffer than new landscaping could provide and maintains the forest health and integrity.

Thank you very much. We will be happy to respond to any additional questions at the continuation of the public hearing on December 3rd.

Sincerely,

Lynn Stoddard

**Management Plan for the Maintenance of Proposed Stormwater Bioswales:
Seasonal Aerial Forest Ropes Course
Storrs Road, Storrs, CT**

Kueffner/Stoddard, PZC File #1313

Stormwater treatment/management swales will be installed along the northern (downgradient) edges of the proposed gravel parking area. These swales have been designed to capture runoff from the majority of the parking area, and will provide some storage volume for the attenuation of peak flows as well as for improvement of water quality. The design of the swales incorporates commonly used Best Management Practices and follows guidelines set forth by the CT Department of Energy and Environmental Protection Stormwater Quality Manual and the Connecticut and federal stormwater regulations.

We will follow the Best Management Practices for inspection and maintenance of the bioswales as set forth by the CT Department of Energy and Environmental Protection's Connecticut Stormwater Quality Manual (2004) and use the Maintenance Inspection Checklist for Water Quality Swales in Appendix E, page E-10. Specifically, we will adhere to the following inspection and maintenance practices:

- Lynn Stoddard and Chris Kueffner will be responsible for inspection and maintenance.
- Inspect swales several times during the first few months to ensure that grass cover is established. Inspect swales semi-annually for the remainder of the first year and after major storm events. Inspect swales annually after the first year.
- Inspect the initial sediment forebay annually for clogging and sediment buildup. Remove sediment buildup when approximately 25 percent of the water quality volume or channel capacity has been exceeded. Remove excessive trash and debris and dispose properly.
- Inspect the vegetation along the swale bottom and side slopes for erosion and repair (seed or sod), as necessary.
- Mow grass on a regular basis to maintain grass heights of 4 to 6 inches during the growing season, or at least once per year. Avoid mowing when ground is soft to avoid the creation of ruts and compaction, which can reduce infiltration and lead to poor drainage.
- Use the Maintenance Inspection Checklist for Water Quality Swales in Appendix E, page E-10 of the Connecticut Stormwater Quality Manual. The checklist appears on the following page (apologies for the poor quality) and on the hyperlink. Any fertilization of vegetation will use all natural organic compost.

Water Quality Swales

Project/Location: _____

As Built Plans Available? _____

Date/Time: _____

Days Since Previous Rainfall and Rainfall Amount: _____

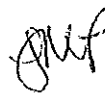
Inspector: _____

Maintenance Item	Satisfactory	Unsatisfactory	Comments
1. Debris Cleanout			
<ul style="list-style-type: none"> No excessive trash and debris in contributing areas, forebay or channel 			
2. Check Dams or Energy Dissipators			
<ul style="list-style-type: none"> No evidence of flow going around structures No evidence of erosion at downstream toe 			
3. Vegetation			
<ul style="list-style-type: none"> Mowing performed as necessary (to maintain grass height of 4 to 6 inches during growing season) No evidence of erosion (channel bottom or side slopes) Fertilized per specification 			
4. Dewatering			
<ul style="list-style-type: none"> Dewaterers between storms (dry swale) 			
5. Sediment Accumulation			
<ul style="list-style-type: none"> Appropriate depth of accumulated sediment Sediment accumulation is less than 25% of forebay or channel capacity (cleaning recommended otherwise) 			
6. Outlet/Overflow Spillway			
<ul style="list-style-type: none"> Good condition no need for repairs No evidence of erosion 			
Actions to Be Taken:			
To Be Completed By (Date):			

Source: Adapted from Watershed Management Institute, Inc. 1997. Operation, Maintenance, and Management of Stormwater Management Systems, in cooperation with U.S. Environmental Protection Agency, Office of Water, Washington, D.C.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: November 29, 2012
Subject: The Common Fields
476 Storrs Road
Special Permit Application (File 1312)

This memo supplements my previous report dated September 27, 2012. This report is based on revised plans and documents submitted by the applicant on October 25, 2012 as described in my November 1, 2012 memo and the following additional information:

- Updated Noise Study from Fuss & O'Neill dated November 10, 2012 (submitted on November 26, 2012)
- Statement regarding proposed Maintenance of Lawn Parking (submitted on November 26, 2012)
- Email clarifying size of the barn from Michael Healey dated November 28, 2012
- Email clarifying height of existing farmhouse/office building dated November 29, 2012

Activities Requiring Special Permit Approval

The property is currently developed with an 18th Century Farmhouse and Carriage House that are used for offices and a vacant barn that is in disrepair. The applicant is requesting special permit approval for the following activities:

- Expansion of the barn for use as a **Place of Assembly/Banquet Hall** (Article VII, Section S.2.h).
 - *Size/Occupancy.* The applicant has amended his application to reduce the size of the barn addition and the occupancy of the facility from a maximum of 200 guests to a maximum of 150 guests.
 - *Hours of Operation.* The applicant has reduced the hours of operation on Fridays and Saturdays; the facility would now close at 11 pm instead of the originally proposed 12:00 am. Music would cease 30 minutes prior to closing of the facility. Minor use of the building for meetings, seminars, educational classes or event dinners at times that do not conflict with the existing office use is also contemplated. No hours of operation were provided for other days of the week.
 - *Event Rental and Operating Policy.* The applicant has submitted a detailed document containing proposed rental and operating policies. This document addresses a range of issues related to the facility including parking for large events, serving of alcoholic beverages, and noise. Staff review of concerns regarding noise and sale of alcoholic beverages are addressed below as part of the special permit requests for live music and sale of alcoholic beverages.
 - *Parking.* The revised plans submitted by the applicant include 55 spaces, 30 of which are lawn parking. He has also submitted an 'Attended Parking Plan,' which indicates a total of 70 spaces

on-site. The attended parking plan uses spaces that are 8.5 feet by 20 feet, smaller than the minimum size required by the Zoning Regulations for parking lots. As this layout would only be achieved with either valet or attendants directing vehicles to spaces, it is possible that the site could accommodate more than the standard 55 vehicles for larger events.

In terms of parking ratios, the Zoning Regulations do not specify a minimum parking requirement for this type of use. The applicant has proposed a ratio of one space per three guests. While this ratio may be used by other communities, a more conservative approach would be appropriate given the size and location of the site to ensure that no on-street parking occurs. With the proposed occupancy of 150 guests, a minimum of 75 spaces would be needed to accommodate guests using a ratio of 1 space per two guests, plus additional parking for catering and event staff.

As noted below, the applicant has indicated that off-site parking is available at the HST office and at on the adjacent town property. As of the writing of this report, no information had been provided regarding the number of spaces available at the HST site. Given that the use of the town land is limited to occasional use (as defined by the Commission), the number of large events that could be accommodated at the facility in any year would also be limited, unless other alternatives such as shuttles from area hotels are used to reduce parking demand.

- *Landscaping.* The applicant has submitted a revised landscaping plan that addresses the proposed expansion of the gravel parking lot as requested in my last report. As the proposed addition to the house provides significant screening of the parking lot and service area, additional landscaping will be needed if the addition is denied or if it is not constructed prior to the banquet facility. Additional landscaping should also be added to screen the view of the parking lot between the house and the barn from the adjacent town open space to the north.
- Use of the barn as a **Commercial Recreation Center** for exercise or dance classes, arts and crafts classes and similar uses when banquets are not scheduled (Article VII, Section 2.d).
 - No additional information was submitted regarding this proposed activity.
- Live Music associated with the place of assembly/commercial recreation use (Article VII, Section L.h).
 - *Live Music in an NB-2 Zone.* When the NB-2 zone was amended to allow place of assembly/banquet hall as a use allowed by special permit, no corresponding change was made to also allow live music by special permit, even though the description of the place of assembly use included weddings and wedding receptions, which generally include either live or recorded music. As such, the Commission does not have the authority to allow live music in association with this request and any music associated with the banquet hall use would be limited to pre-recorded music.

The Regulatory Review Committee has been working on changes to the live music standards over the last several months which would address this oversight as well as expand the regulations to address pre-recorded as well as live music. The Committee expects to bring these changes forward for Commission review and a public hearing early next year.

- *Updated Noise Study.* The noise study includes data on existing background noise levels from traffic on Storrs Road, as well as information on attenuation of sound from inside the existing barn. The Town's noise ordinance states that "*It shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established in these regulations.*" The maximum noise levels allowed are differentiated by both

the zone where the noise source is located and the type of zone receiving the noise. In this particular case, the source of the proposed noise is located in a commercial zone and the areas of primary concern in terms of noise impacts are located in residential zones. As such, the focus of the noise study was on properties in residential zones. The study was updated to correctly identify the adjacent property to the north (Town open space) as being in a residential, not commercial zone. The maximum noise levels allowed in residential receiving zones are 55 dBA during the day (8 am-9 pm Monday through Saturday and 10 am-9 pm Sunday) and 45 dBA at night.

According to the report, a 96-dBA source inside the existing barn was used to measure existing attenuation and estimate future noise levels. Measurements taken 10 feet from the perimeter of the barn ranged from 61 to 65 dBA, indicating that the existing barn walls reduce sound levels of interior noise by ± 30 -dBA. Using these measurements, the consultant then calculated estimated noise levels at specific properties in the area based on a 96-dBA source inside the barn. According to the report, the estimated noise levels at all of these properties are below the maximum 45 dBA allowed by the noise ordinance in residential receiving zones, including the north property line of the subject site which abuts Town open space. The study notes that these calculations are based on the existing condition of the barn, and that lower sound levels would be anticipated after the barn is renovated.

The applicant's consultant should address the change in noise levels projected at the north property line from the original study dated 10/25/2012, which indicated that sound levels recorded 1 foot beyond the north property line averaged 56 dBA. This is significantly different from the 37.1 dBA projected at the north property line in the updated study. Additionally, the calculations for the 'open field' show a 55.2 projected dBA. The consultant should also address discrepancies between the summary of projected noise levels provided in the cover letter and the detailed calculation sheets for the following properties: 42 Echo Road and 483 Storrs Road.

- *Proposed Outdoor Music.* The *Event Rental and Operating Policy* indicates that outdoor music such as 'soft processional music' may be played at decibel levels less than 80 dBA prior to 9 pm. The noise study referenced above indicated that the sound levels at the property lines would be 55-dBA, which is the maximum allowed in residential receiving zones during daytime hours, which pursuant to the noise ordinance end at 9:00 pm. As noted above, this differs from the average recorded sound levels identified 1 foot beyond the north property line in the original study submitted and should be addressed by the consultant who prepared the study.

While the applicant has indicated that any proposed outdoor music would require submission to the event director of a noise control plan with adequate controls such as shielding, sound levels and location, the Commission may want to require additional measures such as an earlier time limit on outdoor music and prohibiting music other than music directly associated with a wedding ceremony; ie no outdoor music/entertainment for receptions, etc., if the application is approved.

▪ **Sale of Alcoholic Beverages associated with the place of assembly use (Article VII, Section S.2.g)**

- *Approval by Mansfield Police Department.* The Town Manager (acting as Director of Public Safety) and Resident Trooper reviewed the proposed site plan and *Event Rental and Operating Policy* in accordance with the requirements of Article X, Section I.5 and issued a request for additional information on November 28, 2012 (see attached letter). The applicant was working on providing that information as of the writing of this memo. Any additional correspondence received from the Town Manager prior to the public hearing will be forwarded to the Commission.

- *Approval by Health Officer.* No additional information has been received from Eastern Highlands Health District as of the writing of this memo. An updated memo from EHHD is expected to be received prior to Monday's public hearing.
- **Off-Site Parking at 452 Storrs Road (HST Office Parking Lot) and at the adjacent Town open space to the south to support large banquet events (Article X, Section D.3).**
 - *452 Storrs Road.* The applicant indicated in the revised statement of use that he has access to the parking lot at the Home Selling Team (HST) office for large events. A written letter from the owner confirming this agreement should be provided, along the number of available parking spaces. Use of this lot would need to be limited to times when the office is not open.
 - *Town Property.* The Town Council approved a license earlier this year for use of a portion of the Common Fields for occasional overflow parking to support the banquet hall use. This area is shown in the applicant's plans and includes ±15 spaces. The final license agreement would include applicable conditions from the PZC related to frequency of use, maintenance, etc. The applicant has indicated that he would like approval to use this area 10-15 days per year. He has also submitted a statement regarding maintenance of lawn parking that would apply to both the lawn parking on-site as well as the area on town land.
- **Conversion of the second floor of the farmhouse into a residential dwelling unit.** One to two residential units are allowed by special permit as part of a commercial building in combination with one or more of the uses permitted in the NB-2 zone (Article VII, Section S.2.f). To accommodate the future residential use in the existing farmhouse building, the applicant is also proposing a two-story addition on the north side of the building. The applicant is no longer requesting an apartment on the second floor of the barn. As noted in my previous memo, more detailed elevations and information on colors and materials would be needed to approve the house addition. If the Commission approves of the addition in concept, it could either require the applicant to bring details back to the Commission for review or delegate review and approval of the addition to the Planning Director with guidance from the Design Review Panel.

Zone Boundary Determination

The subject property is located in two zones, the Neighborhood Business -2 Zone, which is one of several Design Development Districts, and the RAR-90 zone. The zone boundary is approximately 29 feet from the rear of the existing barn. The proposed site plan identifies the following improvements in the portion of the property zoned RAR-90: gazebo, driveway serving the rear of the barn, lawn parking, and the driveway connection to the town land located to the south of the subject property.

Pursuant to Article III, Section D: *"Where any established or proposed lot falls into two or more zoning districts or two or more municipalities, any questions of uncertainty as to district boundaries, permitted uses, setbacks and other regulatory requirements shall be determined by the Mansfield Planning and Zoning Commission, after taking into account the portion of the lot within each zone or municipality."* Given that the zone line does not follow the property line (which extends into the pond), the Commission needs to specifically approve the extension of the assembly and commercial recreation uses into the RAR-90 zone to allow the features noted above to be located in the RAR-90 zone.

Proposed Alterations to Dimensional Requirements

The following tables identify how the proposal conforms to dimensional requirements. The last column in each table identifies whether any action by the Commission is needed and the authority for that action.

	Required	Existing	Proposed	Notes
Article VII-Section S.2				
Maximum Floor Area/Enlargement of Existing Structures	Up to 10% increase in square footage of total floor area as of 1/1/1996	Size of barn on 1/1/1996: ±5000 square feet*	5,571 square feet (11.4% enlargement)	Commission would need to approve a modification unless it is determined that the evidence submitted by the applicant regarding the possibility of a more extensive loft area is sufficient to conclude that there was at least 1,071 square feet of loft area existing in 1996.
<p>*Pursuant to the applicant's 11/28/2012 email, the footprint of the barn in 1996 was ±4,000 square feet. The applicant estimates that there was at least 1,000 square feet of hay lofts in the barn in 1996 and notes that the barn is capable of supporting 1,650 square feet of loft space that would meet the minimum head room requirement to be classified as floor area. Based on this information, the total square footage of the barn in 1996 is estimated at between 5,000, and 5,650 square feet. The proposed barn expansion would have a footprint of 4,319 square feet, and total floor area of 5,571 square feet. As there is no certainty regarding the area of loft space in 1996, I have used the more conservative figure of 5,000 square feet for the barn size in 1996, which would require a modification as the proposed barn configuration. If the Commission finds sufficient evidence to support the existence of at least 1,071 square feet of loft space in 1996, no modification for the proposed barn expansion would be required.</p>				
Article VIII-Schedule of Dimensional Requirements				
	Required	Existing	Proposed	Notes
Minimum Lot Frontage	200 feet	200 feet	200 feet	
Minimum Front Setback	60 feet	52 feet	58 feet	As of the writing of this report, the Commission would need to approve a 2-foot front yard setback pursuant to Article X, Section A.4.d. However, the recent regulation change related to the expansion of non-conforming buildings would eliminate the need for this modification once it becomes effective on December 15, 2012. After that change becomes effective, the proposed setback could be approved by the Commission as part of the site plan approval.
Minimum Side Setback	50 feet	House to North Property Line: 55 feet Barn to North Property Line: 29 feet	House to North Property Line: 14 feet Barn to North Property Line: 29 feet Shed to North Property Line: 10 feet	Commission would need to approve a reduced side yard setback pursuant to Article X, Section A.4.d Because the proposed shed exceeds 200 square feet and is 13 feet in height, it is required to meet principal building setbacks. A 200 square foot shed could be located 10 feet from the property line. As shown in table below, any reduction in the proposed setback would require a corresponding reduction in the required landscape buffer

	Required	Existing	Proposed	Notes
Minimum Rear Setback	50 feet	171 feet	170 feet	
Maximum Height	35 feet	House: 33.5 ft Barn: 31.4 ft Barn Cupola: 41 ft	House Addition: 27.5 ft Barn: Same as existing	No modification needed; as the cupola is non-conforming, it could be rebuilt without a modification to the maximum height
Maximum Building Ground Coverage	10%	5.3% (±6,000 sq. ft)	6.3% (±7,135 sq. ft)	

As noted in the table above, the applicant is requesting modifications to various dimensional requirements as part of the special permit application. Article X, Section A.4.d authorizes the Commission to alter dimensional requirements related to building and site design:

To encourage compliance with the goals and standards of Article X, Section R (Architectural and Design Standards) and to promote greater design and layout flexibility and the coordinated development of adjacent properties, dimensional requirements related to building and site design identified in other sections of these regulations for properties in Design Districts may be altered by the Commission through the site plan approval or special permit approval process. Appropriate dimensional requirements shall be determined by the Commission based on all applicable approval criteria of these Regulations, the design and layout provisions of Article X, Section R and all other applicable provisions of these regulations. Dimensional requirements that may be adjusted in accordance with this provision include those subject to Note 17 in Article VIII, Section A, Schedule of Dimensional Requirements; dimensional requirements unique to specific uses or zoning districts in Article VII; and dimensional requirements identified in Article X related to specific Design Development Districts. Any adjustments to dimensional requirements proposed through the site plan approval process shall require a public hearing in accordance with the requirements of Article V, Section B.2.

In accordance with Article X, Section A.4.d, the modifications proposed in the above table are to minimum standards contained in the Article VIII Schedule of Dimensional Requirements that are subject to Footnote 17 and to standards required for buildings in the NB-2. In determining whether to approve the above changes to dimensional requirements, the Commission needs to determine whether the changes are consistent with the Architectural and Design Standards contained in Article X, Section R and the approval criteria for special permits.

The following table identifies proposed reductions to the 50 foot landscape buffer required by Article VI, Section B.4.q. This buffer is required along the property line adjacent to more restrictive zones and when a commercial use abuts a historic structure, cemetery, or environmentally sensitive feature such as a river, brook, pond or wetland area. The Commission may reduce the width of the buffer due to existing physical characteristics such as topography, adjacent flood hazard, or the nature of wetland areas; the location of existing structures; existing non-conforming lot size; the nature of the activity or the nature of the landscaping plan.

North Property Line (Abutting RAR-90 Zone, currently developed as Town Open Space)			
Feature	Existing	Proposed	Notes
House	55 feet	41 feet	Reduction to buffer area required
Parking Lot	43 feet	30 feet	
Dumpster/Service Area	NA	12 feet	
Shed	NA	10 feet	
Barn	29 feet	29 feet	Same setback proposed, different configuration

Wetland			
Feature	Existing	Proposed	Notes
Gazebo	NA	42 feet	Reduction to buffer area required
Eastern Zone Boundary (bisects site, located \pm 29 feet from existing barn)			
Feature	Existing	Proposed	Notes
Brick Patio	NA	0 feet	Reduction to buffer area required
Gazebo/Driveway/Lawn Parking	NA	Within RAR-90 Zone	The buffer reductions for the proposed gazebo would only be required if the Commission determined that the proposed banquet hall and commercial recreation uses could extend to the existing public access easement line as described above under Zone Boundary Determination; otherwise these improvements could not be constructed as they are within the RAR-90 zone.

Because the Commission is specifically authorized to alter the requirements noted in the above tables, they are not considered to be "variances" and therefore are not subject to the hardship standard applied by the Zoning Board of Appeals.

Closure of Public Hearing

Pursuant to the extension previously granted by the applicant, the public hearing for this project must be closed by December 5, 2012 unless another extension is granted.

PAGE
BREAK

*Town of Mansfield, CT
Thursday, November 29, 2012*

Chapter 134. NOISE

[HISTORY: Adopted by the Town Council of the Town of Mansfield 3-9-1998, effective 3-30-1998. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. **107**.

Parks and recreation areas — See Ch. **137**.

§ 134-1. Title.

The short title of this chapter shall be the "Town of Mansfield Noise Control Ordinance."

§ 134-2. Purpose.

It is recognized that people have a right to and should be ensured an environment free from excessive sound and vibration that may jeopardize their health or safety or degrade the quality of life. This chapter is enacted to protect, preserve and promote the health, safety, welfare and quality of life for the citizens of Mansfield through the reduction, control and prevention of noise.

§ 134-3. Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

BACKGROUND NOISE

Noise of a measurable intensity that exists at a point as a result of a combination of many distant sources individually indistinguishable.

COMMERCIAL ZONE

All commercial zones, including PO-1, PO-3, NB-1, NB-2, 11, PB-1, PB-2, PB-3, PB-4 and PB-5, as defined in the Zoning Regulations of the Town of Mansfield, or all lots where existing nonconforming commercial uses exist.

CONSTRUCTION

Any and all physical activity at a site necessary or incidental to the erection, placement, demolition, assembling, altering, blasting, cleaning, repairing, installing or equipping of buildings or other structures, public or private highways, roads, premises, parks, utility lines

or other property and shall include, but not be limited to, land clearing, grading, excavating, filling and paving.

DAYTIME

The hours between 8:00 a.m. and 9:00 p.m., Monday through Saturday, and the hours of 10:00 a.m. and 9:00 p.m., Sundays and federal and state holidays.

DECIBEL

A logarithmic unit of measure used in measuring magnitudes of sound. The symbol is d11.

EMERGENCY

Any occurrence or set of circumstances involving actual or imminent physical trauma or property damages which demands immediate action.

EMERGENCY VEHICLE

Any motor vehicle authorized to have sound-warning devices such as sirens and bells which can lawfully be used when responding to an emergency.

EMERGENCY WORK

Work made necessary to restore property to a safe condition following an emergency, or work required to protect persons or property from an emergency.

IMPULSE NOISE

Any sound of short duration, usually less than one second, with an abrupt onset and rapid decay.

INDUSTRIAL ZONE

All industrial zones, including IP and RDIL1, as defined by the zoning regulations of the Town of Mansfield or all lots where existing nonconforming industrial uses exist.

MOTORCYCLE

Defined as per Section 14-1(46) of the Connecticut General Statutes.

MOTOR VEHICLE

Defined as per Section 14-1(47) of the Connecticut General Statutes.

MUFFLER

A device for abating sounds such as those produced by escaping gases.

NIGHTTIME

The hours between 9:00 p.m. and 8:00 a.m., Sunday evening through Saturday morning, and between 9:00 p.m. and 10:00 a.m. Saturday evening through Sunday morning, and the eve of federal and state holidays through the following morning.

NOISE LEVEL

THE SOUND PRESSURE LEVEL AS MEASURED WITH A SOUND LEVEL METER USING THE A - WEIGHTING NETWORK. THE LEVEL SO READ IS DESIGNATED "DB(A)" OR "DBA."

NOISE ZONE

An individual unit of land or a group of contiguous parcels under the same ownership as indicated by public records and, as relates to noise emitters, includes contiguous publicly dedicated street and highway rights-of-way, railroad rights of way and waters of the state.

NONCONFORMING COMMERCIAL USE

A use of a building or land, or both, which does not conform to the applicable use regulations of the zoning regulations of the Town of Mansfield, either on its effective date or as a result of subsequent amendments thereof.

PERSON

Any individual, firm, partnership, association, syndicate, company, trust, corporation, municipality or other legal entity of any kind.

PREMISES

Any building, structure, land or portion thereof, including all appurtenances, owned or controlled by a person.

PROPERTY LINE

That real or imaginary line along the ground surface and its vertical extension which separates real property owned or controlled by any person from continuous real property owned or controlled by another person and separates real property from the public right-of-way.

PROPERTY MAINTENANCE EQUIPMENT

All engine- or motor-powered tools and equipment used in the repair and upkeep of exterior property and including, but not limited to, lawn mowers, riding tractors, wood chippers, power saws and leaf blowers.

PUBLIC RIGHT-OF-WAY

Any street, avenue, boulevard, highway, sidewalk, alley, park, waterway, railroad or similar place which is owned or controlled by a governmental entity.

RESIDENTIAL ZONE

All residential zones, including RAR-90, RAR-40, R-40, R-20, RAR-40MF, DMR and PRD, as defined by the zoning regulations of the Town of Mansfield, or all lots where existing nonconforming residential uses exist.

SOUND

A transmission of energy through solid, liquid or gaseous media in the form of vibrations which constitute alterations in pressure or position of the particles in the medium and which, in air, evoke physiological sensations, including but not limited to an auditory response when impinged on the ear.

SOUND-LEVEL METER

An instrument used to take sound-level measurements which should conform, as a minimum, to the operational standards of the American National Standards Institute for Sound Level Meters (Type S2A).

TOWN MANAGER

The duly appointed Town Manager of the town or his designee.

§ 134-4. Noise level measurement procedures.

For the purpose of determining noise levels as set forth in this chapter, the following guidelines shall be applicable:

- A. Law enforcement officers conducting sound measurements shall be trained in the current technique and principles of sound measuring equipment and instrumentation.
- B. In all cases, sound levels shall be determined by a sound-level meter.
- C. The general steps listed below shall be followed when preparing to take the sound level measurements:
 - (1) The instrument manufacturer's specific instructions for the preparation and use of the instrument shall be followed.
 - (2) Measurements taken to determine compliance with this chapter shall be taken at any elevation and at any point beyond the boundary of the emitter noise zone and within the receptor's noise zone.

§ 134-5. Acceptable noise levels.

It shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established in these regulations.

- A. Noise level standards. Noise level standards shall be as follows:

Emitter's Zone	Receptor's Zone			
	Industrial	Commercial	Residential/Day	Residential/Night
Residential	62 dBA	55 dBA	55 dBA	45 dBA
Commercial	62 dBA	62 dBA	55 dBA	45 dBA
Industrial	70 dBA	66 dBA	61 dBA	51 dBA

B. High background noise levels and impulse noise.

- (1) In those individual cases where the background noise levels exceed the standards contained herein, a source shall be considered to cause excessive noise if the noise emitted by source exceeds the background noise levels by 5 dBA, provided that no source subject to the provisions of this chapter shall emit noise in excess of 80 dBA at anytime, and provided that this section does not decrease the permissible levels of other sections of this chapter.
- (2) No person shall cause or allow the emission of impulse noise in excess of 80 dBA peak sound-pressure level during the nighttime in any residential zone.
- (3) No person shall cause or allow the emission of impulse noise in excess of 100 dBA peak sound-pressure level at any time in any other zone.

C. Motor vehicle noise.

- (1) All motor vehicles operated within the limits of the Town of Mansfield shall be subject to the noise standards and decibel levels as found in Title 14, Section 14-80a of the Connecticut General Statutes, as amended from time to time.
- (2) No power equipment and no sound-amplifying devices on or within motor vehicles shall emit noise in excess of the noise levels specified in this chapter.

§ 134-6. Exemptions.

The following shall be exempt from these regulations, subject to special conditions as may be spelled out:

- A. Noise generated by construction and demolition activities pursuant to the issuance of a zoning permit.
- B. Noise created as a result of or relating to an emergency.
- C. Noise from property maintenance equipment, such as but not limited to power saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.
- D. Noise from snow removal equipment.
- E. Noise created by any aircraft flight operations which are specifically preempted by the Federal Aviation Administration.
- F. Noise created by refuse and solid waste collection, provided that the activity is conducted during daytime hours.
- G. Farming equipment or farming activity.

H. Sound created by safety and protective devices.

§ 134-7. Prohibited noise activities.

The following acts are deemed unlawful pursuant to the regulations contained herein. However, this enumeration shall not be deemed exclusive.

- A. Vehicle horns. No person shall at any time sound any horn or other audible signal device of a motor vehicle unless it is necessary as a warning to prevent or avoid a traffic accident.
- B. Truck idling. No person shall operate any standing motor vehicle with a weight in excess of 10,000 pounds, manufacturer's gross vehicle weight (GVW), for a period in excess of 10 minutes when such vehicle is parked on or next to a residential premise.

§ 134-8. Enforcement; penalties for offenses.

- A. The Director of Public Safety or his designated law enforcement officers shall enforce this chapter.
- B. During the daytime, any person violating any portion of this chapter shall receive a verbal order to cease or abate the noise immediately. If the order to cease or abate the noise is not complied with, or is complied with and then violated again within 30 days, the person or persons responsible for the noise shall be charged with a violation of this chapter.
- C. During the nighttime, any law enforcement officer designated to enforce this chapter need not issue a verbal order before charging any person with a violation of this chapter.
- D. Any person in violation of any of the provisions contained in this chapter shall be fined in an amount not to exceed \$88.

§ 134-9. Variance.

- A. Any person residing or doing business in Mansfield may apply to the Town Manager for a variance from one or more of the provisions of this chapter which are more stringent than the Connecticut Department of Environmental Protections regulations for the control of noise, provided that the applicant supplies all of the following information to the Town Manager:
 - (1) The location and nature of the activity.
 - (2) The time period and hours of operation of said activity.
 - (3) The nature and intensity of the noise that will be generated.

- (4) Any other information required by the Town Manager.
- B. No variances from these regulations shall be issued unless it has been demonstrated that:
 - (1) The proposed activity will not violate any provisions of the Connecticut Department of Environmental Protection regulations.
 - (2) The noise levels generated by the proposed activity will not constitute a danger to the public health.
 - (3) Compliance with this chapter constitutes an unreasonable hardship on the applicant.
- C. The application for variance shall be reviewed and either approved or rejected within 15 days of receipt by the Town Manager. The approval or rejection shall be in writing and shall state the condition(s) of approval, if any, or the reasons for rejection.
- D. Failure to rule on the application within the designated time shall constitute approval of the variance.

PAGE
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Jessie Neborsky

From: Linda M. Painter
Sent: Thursday, November 29, 2012 4:22 PM
To: Jessie Neborsky
Subject: FW: Common Fields 476 storrs Road

From: Francis P. Raiola
Sent: Monday, November 26, 2012 6:29 PM
To: Mike Healey
Cc: Linda M. Painter
Subject: RE: Common Fields 476 storrs Road

Mike

Based upon your response below, it is my opinion that by providing the additional shoulder width that will support fire apparatus, you will meet the Fire Lane requirements.

Fran Raiola
Assistant Chief / Deputy Fire Marshal
TOWN OF MANSFIELD
4 South Eagleville Road, Mansfield, CT 06268
Tel. 860-429-3328 -- Fax 860-429-3388

All E-mails are for official Town business only and privacy should not be assumed. E-mails are public documents unless subject matter is protected by State or Federal Laws.

From: Mike Healey [<mailto:surveyor-sez@sbcglobal.net>]
Sent: Monday, November 26, 2012 4:48 PM
To: Francis P. Raiola
Subject: Common Fields 476 storrs Road

Fran,

In response to your recent Memo addressed to the planning and Zoning Commission:

Dated November 26, 2012

Re: Common Fields- 476 Storrs Road PZC file #1312

Comment #1 states, "All fire lanes are required to have a minimum width of 20 feet. Page #3 of the plans indicate 17 feet for access to the rear of the building."

We are aware of this requirement, please be advised that we will provide for load bearing shoulders capable of supporting a fire apparatus at least two feet on either side of the proposed 17' access way.
If you should require additional information please contact me at your earliest convenience.

Sincerely,

Mike H

Michael C. Healey, P.L.S.

Healey & Associates, LLC

476 Storrs Road (Route 195)

Post Office Box 557

Mansfield Center, Connecticut 06250

Phone: 860-456-4500

Mobile: 860-377-9901

Fax: 860-456-4501



TOWN OF MANSFIELD

Mansfield Fire Department



JOHN JACKMAN, DEPUTY CHIEF / FIRE MARSHAL
FRAN RAIOLA, ASST. CHIEF / DEPUTY FIRE MARSHAL

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
TELEPHONE (860) 429-3328
FACSIMILE (860) 429-3388

To: Planning and Zoning Commission

From: Fran Raiola, Assistant Chief/Deputy Fire Marshal *FR*

Date: November 26, 2012

Re: Common Fields – 476 Storrs Road

PZC file #1312

After reviewing the plans for the above referenced project for compliance with the requirements of the Town of Mansfield Regulations for Fire Lanes, and Emergency Vehicle Access, I have the following comments.

1. All fire lanes are required to have a minimum width of 20 feet. Page #3 of the plans indicate 17 feet for the access to the rear of the building.
2. The scope of this review is for compliance with The Town of Mansfield Fire Lane Regulations to ensure adequate access for emergency vehicles only. The applicant is required to apply for a building permit and submit plans and specifications to the Building Department and the Office of the Fire Marshal, to determine compliance with Fire and Building codes.

PAGE
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FUSS & O'NEILL
Manufacturing Solutions, LLC

November 10, 2012

Mr. Michael C. Healey
Healey & Associates, LLC
476 Storrs Road (Route 195)
P.O. Box 557
Mansfield Center, CT 06250

RE: Estimated Sound Level Determinations
Planning & Zoning Special Permit Application
The Common Fields Banquet Hall

Dear Mr. Healey:

This letter report is to document the results of our calculations to estimate sound levels at property lines for abutting properties. We understand the results of these calculations may be used by you as part of the Planning and Zoning Permit to enhance the current business activities to include catered weddings and other events at the Common Fields Banquet Hall. The following information consolidates our findings and provides illustrations for your use as part of the permit process.

Regulatory Applicability

As noise propagates outdoors, it generally decreases in magnitude with increasing distance from the noise source. There are also several meteorological and physical conditions that affect the rate of attenuation and these include variations in air temperature, increased elevation, relative humidity, wind speed and direction, and atmospheric factors such as cloud coverage. The physical conditions include topography, natural and artificial barriers, and vegetation.

Because high-frequency sounds have relatively short wave lengths, their sound energy will decrease rapidly with increasing distance due to atmospheric absorption. Conversely, low-frequency sounds with much longer wave-lengths will often carry several kilometers from the source and are usually the cause for noise-related complaints from citizens and other property owners.

Application of the definitions established by the Town of Mansfield Noise Control Ordinance (§ Chapter 134. Noise), the Common Fields Banquet Hall is defined as a Commercial Noise Zone. Three residential properties located to the west across Route 195, one located to the southeast at 31 Bassets Bridge Road, a third located to the northeast at 42 Cemetery Road, and an open field located directly to the north, are all defined as Class A noise zones (§ 134-3. Definitions).

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Manchester, CT
06040

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Connecticut
Massachusetts
Rhode Island
South Carolina



Mr. Michael Healey
November 10, 2012
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The Town of Mansfield Noise Control Ordinance also defines both Daytime and Nighttime as follows:

Daytime The hours between 8:00 a.m. and 9:00 p.m., Monday through Saturday, and the hours of 10:00 a.m. and 9:00 p.m., Sundays and federal and state holidays.

Nighttime The hours between 9:00 p.m. and 8:00 a.m., Sunday evening through Saturday morning, and between 9:00 p.m. and 10:00 a.m. Saturday evening through Sunday morning, and the eve of federal and state holidays through the following morning.

The Town of Mansfield Noise Control Ordinance (§ 134-5.A) establishes acceptable noise levels from an Emitter's Zone to a Receptor's Zone and the noise limits from Commercial to a Residential zone during daytime is 55-dBA and 45-dBA during nighttime hours. This section further defines and establishes High Background Noise Levels and Impulse Noise Levels (§ 134-5.B). This section indicates that a source, although a source is not clearly defined by the Town of Mansfield Noise Control Ordinance but is likely suggested to be a Person, as defined by the ordinance, shall be considered to cause excessive noise if the noise emitted by source exceeds the background noise levels by 5-dBA, provided that no source subject to the provisions of this chapter shall emit noise in excess of 80-dBA at anytime.

The Town of Mansfield Noise Control Ordinance (§ 134-3) defines a sound level as an instrument used to take sound-level measurements which should conform, as a minimum, to the operational standards of the American National Standards Institute for Sound Level Meters (Type 2A). Sound level measurements were collected with a Casella CEL-633.C1 Type 1 Sound Level Meter, serial number 0711800, with a CEL-250 microphone, serial number 8747. This meter is manufactured in accordance with the following standards:

- IEC 61672: 2002/EN 60651 (Electroacoustics – Sound Level Meters)
- IEC 60651: 1979 (Sound Level Meters)
- ANSI S1.4: 1983 (Specifications for Sound Level Meters)
- ANSI S1.4: 1983 Sound Level Meters
- ANSI S1.43: 1997 (R2007)

Project Approach

Our first step was to collect and review specific property limits. We used the Town of Mansfield On-Line GIS data and information provided by you in CAD format to identify property boundaries, validate distances from the anticipated noise source location; e.g. barn, to receptors, and develop pictorial illustrations summarizing our calculations.

Our second step was to replicate a sound level inside the barn suggestive of a typical wedding. On October 13, 2012, we generated and used a 96-dBA noise source inside of the barn and this level acted as the basis for the following measurements and noise level estimations. A 96-dBA noise level requires people to shout for normal communication and the Occupational



Mr. Michael Healey
November 10, 2012
Page 3

Safety & Health Administration (OSHA) requires employees to wear hearing protection when exposed to 96-dBA for two or more hours.

Our fourth step was to collect noise and frequency levels outside of the barn. We performed this data collection at a distance of approximately 10-feet from the exterior wall at several locations surrounding the barn. With the 96-dBA noise source functioning inside the barn, the exterior sound levels ranged from 61 to 65-dBA. This indicates that in its current condition, the barn wall reduces the sound level of an interior noise source to the exterior by approximately 30-dBA.

Our fifth step was to collect sound level measurements outside of the barn at key points where distance measurements to target properties were initiated. Total sound level and frequency levels of 125-Hertz (Hz), 250-Hz, 500-Hz, 1000-Hz, 2000-Hz, and 4000-Hz were recorded at each key point. We used calculations developed by Associates in Acoustics, Inc. to predict the sound level at four separate property lines to the west, one to the east, and one to the north. These calculations incorporate the meteorological and physical conditions that affect the rate of attenuation. Specifically, the meteorological and physical conditions that affect outdoor noise attenuation include distance, air absorption, temperature, humidity, ground surface, foliage, and barriers.

On October 12 and 13, 2012, we collected background sound levels at three key points of the property. On October 12th we collected background noise levels at the edge of the wetlands located at the rear of the property from 7:28pm to 5:11pm on October 13th. The average background noise level during this period was 52.4-dBA. On October 13th we collected background noise levels from 6:00pm to 10:00pm at the front yard abutting Route 195. The average noise level for this period was 69.6-dBA. We then collected additional background noise levels at the same location from 10:00pm to 11:00pm and the average noise level for this period was 59.8-dBA.

Our final step was to estimate the noise level at the northern property line from a set of speakers playing wedding/processional music located at the rear open area located behind the barn. We understand you envision a gazebo or an arbor-type structure to be located in this area to conduct weddings or similar type events. As with the previous sampling approach, an 80-dBA noise source was used as the basis for data collection. While the noise source was in operation, we collected the total sound level as well as specific frequency levels of 125-Hertz (Hz), 250-Hz, 500-Hz, 1000-Hz, 2000-Hz, and 4000-Hz. This information was entered into a data sheet and the sound level at the property line was calculated.

Noise Level Calculations

Attachments A - I contain the specific spreadsheets illustrating the theoretical calculations for each of the abutting residential noise zones. *Attachment I* is an aerial view of the barn and property and displays each distance from the barn to the closest abutting noise zone receiver.



Mr. Michael Healey
November 10, 2012
Page 4

Based on the calculations, with a 96-dBA sound source inside the barn, the theoretical sound level at each of the residential property lines are as follows:

- 463 Storrs Road..... 19.4-dBA
- 471 Storrs Road..... 20.5-dBA
- 477 Storrs Road..... 17.9-dBA
- 483 Storrs Road..... 17.5-dBA
- 42 Echo Road..... 16.1-dBA
- 31 Bassetts Bridge Road 12.5-dBA
- Northern Property Line..... 37.1-dBA

These calculations demonstrate that given a 96-dBA noise source inside the barn, the theoretical noise levels at each of the abutting Residential zones will be below the Town of Mansfield Noise Control Ordinance night noise zone standard of 45-dBA (§ 134-5.A) and well below the existing background noise levels. In addition, if a 80-dBA noise source was located in the rear open area outside of the barn during daytime hours, and if speakers were pointing at the property line, the theoretical noise level at the closest property line will be at the daytime noise zone standard of 55-dBA (§ 134-5.A) and below the daytime background noise ranges as measured during the October sampling events. If the speakers were not pointed at the property line, then it is likely the noise level at the property line would be slightly lower than the daytime noise zone standard of 55-dBA (§ 134-5.A) simply due to the directional nature of speaker technology.

These calculations are theoretical and very conservative and are reflective of current barn conditions. These measurements and calculations are not fully representative of what the sound levels will be if the barn is fully renovated and updated to current code. For example, sound levels were recorded outside of the barn in its present state which includes exterior boards missing in multiple locations, large holes and gaps in-between boards, and other large holes that allow for noise to propagate outside of the building.

Based on a full renovation and modernization to current building standards, including the addition of insulated exterior sandwich panels, the level of sound likely to penetrate through a modern exterior wall will be much less that what was measured on October 13, 2012. These calculations also do not take into account additional decorative barriers or devices that may be installed as part of the construction process. It is much more realistic to anticipate a lower sound level outside of the barn once the barn is refurbished and this condition.

Sincerely,

Robert Levandoski, CSP, CIH
Vice President



FUSS & O'NEILL

Mr. Michael Healey
November 10, 2012
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Attachments

Attachment A

Calculations – Residential Noise Zone
463 Storrs Road

INPUT POWER SPECTRUM, dB

O&B CENTER FREQUENCY, HZ		125	250	500	1000	2000	4000
		54	55	58	56	57	50

Sound source was 95dBA inside barn
Sound level measurements collected 3-meters outside of barn exterior
A-weighted sound level 65dBA

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:
POINT SOURCE: **30.8** dB
LINE SOURCE: **15.4** dB

INPUT INFORMATION:	
REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
3	104

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL					
	O&B CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	30.8	30.8	30.8	30.8	30.8	30.8
LINE SOURCE	15.4	15.4	15.4	15.4	15.4	15.4

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

		TABLE 15.1						
		AIR ATTENUATION COEFFICIENTS, dB/m						
		OCTAVE-BAND CENTER FREQUENCY, HZ						
TEMPERATURE	RELATIVE HUMIDITY	125	250	500	1000	2000	4000	
	%							
30C 86F	10	0.96	1.80	3.40	6.70	29.00	96.00	
	20	0.73	1.50	3.40	6.00	15.00	47.00	
	30	0.54	1.70	3.70	6.20	12.00	33.00	
	50	0.35	1.30	3.60	7.00	12.00	25.00	
	70	0.26	0.96	3.10	7.40	13.00	23.00	
	90	0.20	0.78	2.70	7.30	14.00	24.00	
20C 68F	10	0.78	1.50	4.30	14.00	45.00	109.00	
	20	0.71	1.40	2.60	6.50	22.00	74.00	
	30	0.62	1.45	2.50	6.00	14.00	49.00	
	50	0.45	1.30	2.70	4.70	9.50	29.00	
	70	0.34	1.10	2.80	6.00	9.00	23.00	
	90	0.27	0.97	2.70	5.30	9.10	20.00	
10C 50F	10	0.79	2.30	7.50	22.00	42.00	57.00	
	20	0.58	1.20	3.30	11.00	36.00	92.00	
	30	0.35	1.10	2.30	6.80	24.00	77.00	
	50	0.49	1.10	1.90	4.30	13.00	47.00	
	70	0.41	1.00	1.80	3.70	9.70	33.00	
	90	0.35	1.00	2.00	3.50	9.10	26.00	
0C 32F	10	1.30	4.00	9.30	14.00	17.00	19.00	
	20	0.61	1.90	6.20	18.00	35.00	47.00	
	30	0.47	1.20	3.70	13.00	36.00	59.00	
	50	0.41	0.82	2.10	6.80	24.00	71.00	
	70	0.39	0.78	1.80	4.90	16.00	56.00	
	90	0.38	0.78	4.50	3.70	12.00	43.00	

AIR ABSORPTION

At 20C and 70% Hum.		O&B CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:		0.25	1.1	2.3	6.8	24	77
ATTEN. DUE TO AIR:		0.1	0.1	0.2	0.7	2.6	8.0

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$$e = \{1 - [0.07(H_s + H_r)/10]\}$$

Input Information: $H_s = 15$ ft $H_r = 8$ ft

r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 50 Hard = 50

G = 0.11 for the source zone G = 1 for the receiver zone

G = 0.5 grams for the middle zone

LONG RANGE FACTORS		SOURCE OR RECEIVER HEIGHT, m				
DISTANCE, m		0.5	1.5	3	6	>10
FACTOR a						
50	1.7	2.0	2.7	3.2	3.6	1.6
100	1.9	2.2	3.2	3.8	4.1	1.6
200	2.3	2.7	3.6	4.1	4.3	1.6
500	4.6	4.5	4.6	4.3	4.3	1.6
>1000	7.0	6.6	5.7	4.4	4.4	1.7
FACTOR b						
50	6.8	5.9	3.9	1.7	1.5	1.5
100	8.8	7.6	4.8	1.8	1.5	1.5
>200	9.8	8.4	5.3	1.8	1.5	1.5
FACTOR c						
50	9.4	4.6	1.8	1.5	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5	1.5
FACTOR d						
50	4.0	1.9	1.5	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

SOURCE		125	250	500	1000	2000	4000
CONST.		2.2	2.34	2.14	1.73	1.67	1.67
G = (0.97)		2.1	2.1	2.1	2.1	2.1	2.1

RECEIVER		125	250	500	1000	2000	4000
CONST.		3.8	1.8	1.5	1.5	1.5	1.5
G = (0.92)		2.1	2.1	2.1	2.1	2.1	2.1

MIDDLE		125	250	500	1000	2000	4000
G = (0.95)		1.75	1.75	1.75	1.75	1.75	1.75

POINT SOURCE		125	250	500	1000	2000	4000
DIVERGENCE COMP.		30.8	30.8	30.8	30.8	30.8	30.8
ALL OTHER COMPONENTS		2.4	-0.2	-0.2	0.7	2.6	8.1
TOTAL ATTENUATION		33.2	30.6	30.6	31.5	33.4	38.9
SOURCE POWER SPECTRUM		54.0	55.0	58.0	58.0	57.0	50.0
OCTAVE-BAND SPLS		9.9	14.5	15.5	15.6	12.7	0.2
A-FREQUENCY WT. FACTORS		-16.1	-8.6	-3.2	0	1.2	1
A-WT O&B SPLS		-6.2	5.9	13.3	15.6	13.9	1.2
A-WT SOUND LEVEL		19.4 dBA	Predicted Sound Level at:				104 meters

Prepared by: Associates in Acoustics, Inc.
31335 Burn Lane
Evergreen, CO 80439
(303) 670-9270
www.esion.com
Version 1.1



FUSS & O'NEILL

Attachment B

Calculations – Residential Noise Zone
471 Storrs Road

INPUT POWER SPECTRUM, dB

OCTAVE CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
48	50	54	60	56	48

Sound source was 66dBA inside barn
Sound level measurements collected 3-meters outside of barn exterior
A-weighted sound level 65dBA

SECTION 1A: DIVERGENCE CALCULATIONS

INPUT INFORMATION:

REFERENCE DISTANCE (m)

DIST. FROM SOURCE (m)

POINT SOURCE: dB

LINE SOURCE: dB

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION COMPONENTS AND TOTAL					
	OCTAVE CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	30.5	30.5	30.5	30.5	30.5	30.5
LINE SOURCE	15.2	15.2	15.2	15.2	15.2	15.2

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

AIR ATTENUATION COEFFICIENTS, dB/m

OCTAVE-BAND CENTER FREQUENCY, HZ

TEMPERATURE	RELATIVE HUMIDITY	125	250	500	1000	2000	4000
30C	10	0.96	1.80	3.40	6.70	29.00	96.00
	20	0.73	1.50	3.40	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	39.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.25	0.95	3.10	7.40	13.00	23.00
20C	10	0.20	0.78	2.70	7.30	14.00	24.00
	20	0.78	1.60	4.30	14.00	45.00	109.00
	30	0.71	1.40	2.60	6.50	22.00	74.00
	50	0.62	1.45	2.50	6.00	14.00	49.00
	70	0.45	1.30	2.70	4.70	9.60	29.00
10C	10	0.34	1.10	2.80	6.00	9.00	23.00
	20	0.27	0.97	2.70	6.30	9.10	20.00
	30	0.78	2.30	7.50	22.00	42.00	67.00
	50	0.58	1.20	3.30	11.00	36.00	62.00
	70	0.55	1.10	2.30	6.80	24.00	77.00
0C	10	0.49	1.10	1.60	4.30	13.00	47.00
	20	0.41	1.00	1.60	3.70	9.70	33.00
	30	0.35	1.00	2.00	3.50	8.10	26.00
	50	1.30	4.00	9.30	14.00	17.00	19.00
	70	0.61	1.90	6.20	18.00	35.00	47.00
-10C	10	0.47	1.20	3.70	13.00	36.00	69.00
	20	0.41	0.82	2.10	6.80	24.00	71.00
	30	0.39	0.75	1.60	4.60	16.00	56.00
	50	0.38	0.75	4.50	3.70	12.00	43.00
	70	0.38	0.75	4.50	3.70	12.00	43.00

AIR ABSORPTION:

At 20C and 70% Hum.	OCT CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:	0.55	1.1	2.3	6.8	24	77
ATTEN. DUE TO AIR:	0.1	0.1	0.2	0.7	2.4	7.7

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$$e = (1 - [30/(Hs + Hr)]) = 0.125$$

Input information: Hs = 1.5 Hr = 6

r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 50 Hard = 50

G = 0.11 for the source zone G = 1 for the receiver zone

G = 0.5 grass for the middle zone

LONG RANGE FACTORS

DISTANCE, m	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.9	2.2	3.2	3.8	1.6
200	2.3	2.7	3.6	4.1	1.6
500	4.6	4.5	4.6	4.3	1.6
>1000	7.0	6.6	5.7	4.4	1.7
FACTOR b					
50	6.8	5.9	3.9	1.7	1.5
100	8.8	7.6	4.8	1.8	1.5
>200	9.8	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.6	1.6	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

Frequency, Hz					
125	250	500	1000	2000	4000
SOURCE	2.2	2.2	2.2	2.2	2.2
CONST.	7.6	7.6	7.6	7.6	7.6
G = (G92)	5.8	5.8	5.8	5.8	5.8
d =	2.1	2.1	2.1	2.1	2.1
e =	1.25	1.25	1.25	1.25	1.25

DATA POSITIONS	RECEIV.	3.8	RECEIVER>	2.30	0.30	0.00	0.00	0.00	0.00
	CONST.	1.8							
	a=	1.8							
	b=	1.5							
	c=	1.5							
	d=	1.25							
	e=	1.25							

Frequency, Hz					
125	250	500	1000	2000	4000
MIDDLE	1.68	1.68	1.68	1.68	1.68
G=(G96)	1.68	1.68	1.68	1.68	1.68

POINT SOURCE	Frequency, Hz					
	125	250	500	1000	2000	4000
ROADWAY TRAFFIC	30.5	30.5	30.5	30.5	30.5	30.5

Frequency, Hz						
	125	250	500	1000	2000	4000
DIVERGENCE COMP.	30.5	30.5	30.5	30.5	30.5	30.5
ALL CENTER COMPONENTS	0.5	0.4	0.3	0.2	0.2	0.1

Frequency, Hz						
125	250	500	1000	2000	4000	
ALL OTHER COMPONENTS	2.5	-0.1	0.0	0.6	2.6	7.9

Frequency, Hz						
125	250	500	1000	2000	4000	
TOTAL ATTENUATION	32.9	30.4	30.4	31.3	33.1	36.4

Frequency, Hz						
125	250	500	1000	2000	4000	
SOURCE POWER SPECTRUM	46.0	50.0	54.0	60.0	59.0	48.0

Frequency, Hz						
125	250	500	1000	2000	4000	
OCTAVE-BAND SPLS	2.2	6.7	12.7	17.6	15.0	-1.3

Frequency, Hz						
125	250	500	1000	2000	4000	
A-FREQUENCY WT. FACTORS	-16.1	-8.6	-3.2	0	1.2	1

Frequency, Hz						
125	250	500	1000	2000	4000	
A-WT O8 SPLS	-13.9	0.1	9.5	17.6	16.2	-0.3

A-WT SOUND LEVEL	20.5 dBA	Predicted Sound Level at:	100
------------------	----------	---------------------------	-----

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Attachment C

Calculations – Residential Noise Zone
477 Storrs Road

INPUT POWER SPECTRUM, dB

		OCTAVE CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
		61	56	51	58	53	46

Sound source was 96dBA inside barn.
Sound level measurements collected 3-meters outside of barn exterior.
A-weighted sound level 82dBA

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:
POINT SOURCE: **30.5** dB
LINE SOURCE: **15.2** dB

INPUT INFORMATION:	
REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
3	100

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL					
	OCTAVE CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	30.5	30.5	30.5	30.5	30.5	30.5
LINE SOURCE	15.2	15.2	15.2	15.2	15.2	15.2

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

		TABLE 15.1					
		AIR ATTENUATION COEFFICIENTS, dB/m					
		OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
TEMPERATURE	RELATIVE HUMIDITY						
	%						
30C	10	0.96	1.80	3.40	6.70	29.00	66.00
20	20	0.73	1.50	3.40	6.00	15.00	47.00
10	30	0.54	1.70	3.70	6.20	12.00	33.00
0	40	0.35	1.30	3.60	7.00	12.00	25.00
-10	50	0.26	0.96	3.10	7.40	13.00	23.00
-20	60	0.20	0.78	2.70	7.30	14.00	24.00
-30	70	0.78	1.60	4.30	14.00	45.00	109.00
-40	80	0.71	1.40	2.60	6.50	22.00	74.00
-50	90	0.82	1.45	2.50	5.00	14.00	43.00
-60	0.45	1.30	2.70	4.70	9.50	29.00	
-70	0.34	1.10	2.80	5.00	9.00	23.00	
-80	0.27	0.97	2.70	5.30	9.10	20.00	
10C	10	0.79	2.50	7.50	22.00	42.00	57.00
20	20	0.58	1.20	3.30	11.00	36.00	62.00
30	30	0.55	1.10	2.90	6.80	24.00	77.00
40	40	0.49	1.10	1.90	4.30	13.00	47.00
50	50	0.41	1.00	1.90	3.70	9.70	33.00
60	60	0.35	1.00	2.00	3.50	8.10	26.00
70	70	1.30	4.00	9.30	14.00	17.00	19.00
80	80	0.61	1.90	6.20	18.00	35.00	47.00
90	90	0.47	1.20	3.70	13.00	35.00	59.00
0C	10	0.41	0.82	2.10	6.80	24.00	71.00
-10	20	0.39	0.78	1.60	4.60	16.00	56.00
-20	30	0.36	0.78	4.50	3.70	12.00	43.00

AIR ABSORPTION:

		OCTAVE CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:		0.55	1.1	2.3	6.8	24	77
ATTEN. DUE TO AIR:		0.1	0.1	0.2	0.7	2.4	7.7

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$a = (1 - [30(H_s + H_r)]^2) =$ **1.25**
Input information = $H_s =$ **1.5** $H_r =$ **8**
 r is at position H_{23}
G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.
Soft = **50** Hard = **50**
 $G =$ **0.11** for the source zone $G =$ **1** for the receiver zone
 $G =$ **0.5** for the middle zone

		LONG RANGE FACTORS				
		SOURCE OR RECEIVER HEIGHT, m				
		0.5	1.5	3	6	>10
		DISTANCE, m				
		50	100	200	500	>1000
FACTOR a		1.7	2.0	2.7	3.2	1.6
FACTOR b		1.9	2.2	3.2	3.8	1.6
FACTOR c		2.3	2.7	3.6	4.1	1.6
FACTOR d		4.6	4.5	4.6	4.3	1.6
FACTOR e		7.0	6.6	5.7	4.4	1.7
FACTOR f		6.8	5.9	3.9	1.7	1.5
FACTOR g		8.8	7.6	4.8	1.8	1.5
FACTOR h		9.8	8.4	5.3	1.8	1.5
FACTOR i		9.4	4.6	1.6	1.5	1.5
FACTOR j		12.3	5.8	1.7	1.5	1.5
FACTOR k		13.8	6.5	1.7	1.5	1.5
FACTOR l		4.0	1.9	1.5	1.5	1.5
FACTOR m		5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE

		Frequency, Hz					
		125	250	500	1000	2000	4000
SOURCE CONST.	a= 2.2 SOURCE>	-1.74	-2.34	-2.14	-1.73	-1.67	-1.67
RECEIV. CONST.	b= 7.8						
G= (G22)	c= 5.5						
d= 2.1							
e= -1.25							

		Frequency, Hz					
		125	250	500	1000	2000	4000
DATA POSITIONS	a= 1.5 RECEIVER>	0.10	0.00	0.00	0.00	0.00	0.00
G= (G22)	b= 1.5						
c= 1.5							
d= 1.5							
e= -1.25							

		Frequency, Hz					
		125	250	500	1000	2000	4000
MIDDLE G= (G26)	MIDDLE>	1.88	1.88	1.88	1.88	1.88	1.88

		Frequency, Hz					
		125	250	500	1000	2000	4000
POINT SOURCE							
DIVERGENCE COMP.		30.5	30.5	30.5	30.5	30.5	30.5
ALL OTHER COMPONENTS		0.3	-0.4	0.0	0.8	2.6	7.9
TOTAL ATTENUATION		30.7	30.1	30.4	31.3	33.1	38.4
SOURCE POWER SPECTRUM		51.0	56.0	63.0	68.0	63.0	46.0
OCTAVE-BAND SPLs		9.4	15.0	11.7	15.8	9.0	-3.3
A-FREQUENCY WT. FACTORS		-16.1	-8.6	-3.2	0	1.2	1
A-WT OG SPLs		-6.7	8.4	8.5	15.8	10.2	-2.3
A-WT SOUND LEVEL		77.8 dBA					

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FUSS & O'NEILL

Attachment D

Calculations – Residential Noise Zone
483 Storrs Road

INPUT POWER SPECTRUM, dB

OBS CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
51	50	53	50	53	49

Sound source was 6643A inside barn
Sound level measurements collected 3-meters outside of barn exterior
A-weighted sound level 62dBA

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation
due to
Divergence:
POINT
SOURCE: **10.0** dB
LINE
SOURCE: **15.5** dB

INPUT INFORMATION	
REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
3	100

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE	ATTENUATION: COMPONENTS AND TOTAL OBS CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	31.0	31.0	31.0	31.0	31.0	31.0
LINE SOURCE	15.5	15.5	15.5	15.5	15.5	15.5

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TEMPERATURE		RELATIVE HUMIDITY %	AIR ATTENUATION COEFFICIENTS, dB/m OCTAVE-BAND CENTER FREQUENCY, HZ					
			125	250	500	1000	2000	4000
300 86F	10	10	0.96	1.60	3.40	8.70	25.00	96.00
	20	20	0.73	1.50	3.40	8.00	15.00	47.00
	30	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	70	0.26	0.96	3.10	7.40	13.00	23.00
200 88F	10	10	0.78	1.60	4.30	14.00	45.00	106.00
	20	20	0.71	1.40	2.60	8.50	22.00	74.00
	30	30	0.82	1.45	2.50	5.00	14.00	49.00
	50	50	0.45	1.30	2.70	4.70	9.50	23.00
	70	70	0.34	1.10	2.80	5.00	8.00	23.00
100 104F	10	10	0.79	2.30	7.50	22.00	42.00	57.00
	20	20	0.58	1.20	3.30	11.00	36.00	92.00
	30	30	0.55	1.10	2.30	6.80	24.00	77.00
	50	50	0.49	1.10	1.80	4.30	13.00	47.00
	70	70	0.41	1.00	1.80	3.70	9.70	33.00
00 122F	10	10	1.30	4.00	8.30	14.00	17.00	19.00
	20	20	0.61	1.60	6.20	18.00	36.00	47.00
	30	30	0.47	1.20	3.70	13.00	36.00	60.00
	50	50	0.41	0.82	2.10	8.80	24.00	71.00
	70	70	0.39	0.76	1.80	4.60	16.00	58.00
00 122F	10	10	0.38	0.76	4.50	3.70	12.00	43.00

AIR ABSORPTION

ATTEN COEFFICIENT	OBS CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN DUE TO AIR:	0.1	0.1	0.2	0.7	2.6	8.2

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$$e = (1 - [30(H_s + H_r)]/100) = 1.17$$

Input information: $H_s = 1.5$ Hz = 0 r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 70 Hard = 30

G = 0.33 for the source zone G = 1 for the receiver zone

G = 0.5 for the middle zone

LONG RANGE FACTORS		SOURCE OR RECEIVER HEIGHT, m				
DISTANCE, m		0.5	1.5	3	6	>10
FACTOR a						
50	1.7	2.0	2.7	3.2	3.8	4.6
100	1.9	2.2	3.2	3.8	4.5	5.3
200	2.3	2.7	3.6	4.1	4.8	5.6
500	4.6	4.5	4.6	4.3	4.3	4.3
>1000	7.0	6.6	5.7	4.4	4.4	4.4
FACTOR b						
50	6.8	5.9	3.9	1.7	1.5	1.5
100	6.8	7.6	4.8	1.8	1.5	1.5
>200	9.8	6.4	5.3	1.8	1.5	1.5
FACTOR c						
50	9.4	4.6	1.6	1.5	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5	1.5
FACTOR d						
50	4.0	1.9	1.5	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE

SOURCE		Frequency, Hz					
		125	250	500	1000	2000	4000
CONST.	a= 2.2 SOURCE>	0.77	1.03	0.43	0.80	1.00	1.00
G= (G92)	b= 7.8						
	c= 5.8						
	d= 2.1						
	e= 1.17						

DATA POSITIONS		Frequency, Hz					
		125	250	500	1000	2000	4000
RECEV	a= 1.5 RECEIVER>	0.10	0.00	0.00	0.00	0.00	0.00
CONST.	b= 1.5						
G= (G92)	c= 1.5						
G= (G92)	d= 1.5						
	e= 1.17						

MIDDLE		Frequency, Hz					
		125	250	500	1000	2000	4000
G= (G95)	MIDDLE>	1.68	1.68	1.68	1.68	1.68	1.68

POINT SOURCE		Frequency, Hz					
		125	250	500	1000	2000	4000

DIVERGENCE COMP.		31.0	31.0	31.0	31.0	31.0	31.0
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ALL OTHER COMPONENTS		1.1	2.8	2.4	1.6	3.2	6.8
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TOTAL ATTENUATION		32.0	33.8	33.3	32.6	34.2	39.8
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SOURCE POWER SPECTRUM		51.0	56.0	53.0	58.0	53.0	46.0
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OCTAVE-BAND SPLS		8.1	11.3	8.8	14.5	7.9	-4.7
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A-FREQUENCY WT. FACTORS		-16.1	-8.6	-3.2	0	1.2	1
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A-WT OB SPLS		-8.0	2.7	5.6	14.5	9.1	-3.7
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A-WT SOUND LEVEL		19.3 dBA	Predicted Sound Level at: 105 meters				
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Attachment E

Calculations – Residential Noise Zone
31 Bassetts Bridge Road

INPUT POWER SPECTRUM, dB

OB CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
48	53	56	58	60	63

Sound source was 96dBA inside barn
Sound level measurements collected 3-meters outside of barn exterior
A-weighted sound level 62dBA

SECTION 1A: DIVERGENCE CALCULATIONS

POINT SOURCE: 34.6 dB
LINE SOURCE: 17.3 dB

INPUT INFORMATION	
REFERENCE DISTANCE (m)	3
DIST. FROM SOURCE (m)	161

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	34.6	34.6	34.6	34.6	34.6	34.6
LINE SOURCE	17.3	17.3	17.3	17.3	17.3	17.3

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TEMPERATURE RELATIVE HUMIDITY %		AIR ATTENUATION COEFFICIENTS, dB/m OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
30C 86F	10	0.96	1.83	3.40	6.70	28.00	96.00
	20	0.73	1.50	3.40	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.26	0.96	3.10	7.40	13.00	23.00
20C 68F	10	0.20	0.78	2.70	7.50	14.00	24.00
	20	0.78	1.60	4.30	14.00	45.00	109.00
	30	0.71	1.40	2.60	6.50	22.00	74.00
	50	0.62	1.45	2.50	5.00	14.00	46.00
	70	0.45	1.30	2.70	4.70	9.90	29.00
10C 50F	10	0.34	1.10	2.80	6.00	8.00	23.00
	20	0.27	0.97	2.70	5.30	9.10	20.00
	30	0.79	2.30	7.50	22.00	42.00	67.00
	50	0.58	1.20	3.30	11.00	36.00	92.00
	70	0.55	1.30	2.30	6.80	24.00	77.00
0C 32F	10	0.49	1.10	1.60	4.30	13.00	47.00
	20	0.41	1.00	1.60	3.70	9.70	33.00
	30	0.35	1.00	2.00	3.50	8.10	26.00
	50	1.30	4.00	9.30	14.00	17.00	19.00
	70	0.61	1.90	6.20	18.00	36.00	47.00
-10C 14F	10	0.47	1.20	3.70	13.00	36.00	89.00
	20	0.41	0.82	2.10	6.80	24.00	71.00
	30	0.39	0.78	1.80	4.60	16.00	56.00
	50	0.38	0.78	4.50	3.70	12.00	43.00
	70						

AIR ABSORPTION:

ATTEN. COEFFICIENT:	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. DUE TO AIR:	0.1	0.2	0.4	1.1	3.9	12.4

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE

SOURCE: _____ RECEIVER: _____
 Hs: _____ Hr: _____
 SOURCE ZONE: _____ MIDDLE ZONE: _____ RECEIVER ZONE: _____

$$e = (1 - 30(H_s + H_r)/G) = 0.44$$

Input information = Hs = 1.5 Hr = 1.5

r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 90 Hard = 10

G = 0.78 for the source zone G = 1 for the receiver zone

G = 1 grass for the middle zone

LONG RANGE FACTORS					
DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m				
	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.9	2.2	3.2	3.8	1.6
200	2.3	2.7	3.6	4.1	1.6
500	4.6	4.5	4.6	4.3	1.6
>1000	7.0	6.6	5.7	4.4	1.7
FACTOR b					
50	6.8	5.9	3.9	1.7	1.5
100	6.8	7.6	4.8	1.8	1.5
>200	9.8	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.6	1.6	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE

SOURCE		Frequency, Hz					
G = (GSD)	CONST.	125	250	500	1000	2000	4000
		0.00	4.41	3.01	0.13	0.30	0.50
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

RECEIVER		Frequency, Hz					
G = (GSD)	CONST.	125	250	500	1000	2000	4000
		1.20	6.10	4.30	0.80	0.00	0.00
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

MIDDLE		Frequency, Hz					
G = (GSD)	CONST.	125	250	500	1000	2000	4000
		0.00	0.00	0.00	0.00	0.00	0.00
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

POINT SOURCE

DIVERGENCE COMP.		125	250	500	1000	2000	4000
ALL OTHER COMPONENTS		34.6	34.6	34.6	34.6	34.6	34.6
		1.9	10.7	7.7	1.8	3.5	12.1
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

TOTAL ATTENUATION		125	250	500	1000	2000	4000
SOURCE POWER SPECTRUM		36.5	45.3	42.3	36.4	38.1	46.7
		48.0	53.0	55.0	58.0	55.0	48.0
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

OCTAVE-BAND SPLS		125	250	500	1000	2000	4000
A-FREQUENCY WT. FACTORS		0.8	-3.2	1.8	10.7	6.0	-9.6
		-16.1	-8.6	-3.2	0	1.2	1
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

A-WT OB SPLS		125	250	500	1000	2000	4000
A-WT SOUND LEVEL		-15.5	-11.8	-1.4	10.7	7.2	-8.6
		12.5 dBA					
		b = 7.6					
		c = 5.8					
		d = 2.1					
		e = 0.44					

Predicted Sound Level at: 161 meters

Prepared by: Associates in Acoustics, Inc.
31385 Bum Lane
Evergreen, CO 80439
(303) 670-9270
www.eaion.com
Version 1.1



Attachment F

Calculations – Residential Noise Zone 42 Echo Road

INPUT POWER SPECTRUM, dB

OB CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
48	53	55	59	55	49

Sound source was 6643A inside barn
Sound level measurements collected 3-meters outside of barn exterior
A-weighted sound level 62 dBA

SECTION 1A: DIVERGENCE CALCULATIONS

ATTENUATION DUE TO DIVERGENCE:

POINT SOURCE: 30.2 dB

LINE SOURCE: 15.1 dB

INPUT INFORMATION:

REFERENCE DISTANCE (m): 3

DIST. FROM SOURCE (m): 97

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL					
	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	30.2	30.2	30.2	30.2	30.2	30.2
LINE SOURCE	15.1	15.1	15.1	15.1	15.1	15.1

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

AIR ATTENUATION COEFFICIENTS, dB/m

OCTAVE-BAND CENTER FREQUENCY, HZ

TEMPERATURE	RELATIVE HUMIDITY	125	250	500	1000	2000	4000
30C 86F	10	0.96	1.80	3.40	8.70	25.00	56.00
	20	0.73	1.50	3.43	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	35.00
	60	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.25	0.95	3.10	7.40	13.00	23.00
	90	0.20	0.78	2.70	7.30	14.00	24.00
20C 68F	10	0.78	1.60	4.30	14.00	45.00	108.00
	20	0.71	1.40	2.60	6.50	22.00	74.00
	30	0.62	1.45	2.60	5.00	14.00	45.00
	60	0.45	1.30	2.70	4.70	9.90	25.00
	70	0.34	1.10	2.80	5.00	9.00	23.00
	90	0.27	0.97	2.70	5.30	8.10	20.00
10C 50F	10	0.79	2.30	7.50	22.00	42.00	57.00
	20	0.58	1.20	3.30	11.00	36.00	92.00
	30	0.55	1.10	2.30	6.80	24.00	77.00
	60	0.49	1.10	1.80	4.30	13.00	47.00
	70	0.41	1.00	1.90	3.70	9.70	33.00
	90	0.35	1.00	2.00	3.50	8.10	28.00
0C 32F	10	1.30	4.00	9.30	14.00	17.00	19.00
	20	0.61	1.80	6.20	18.00	35.00	47.00
	30	0.47	1.20	3.70	13.00	36.00	69.00
	60	0.41	0.62	2.10	6.80	24.00	71.00
	70	0.39	0.78	1.60	4.60	18.00	56.00
	90	0.38	0.75	4.50	3.70	12.00	43.00

AIR ABSORPTION:

At 20C and 70% Hum

	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:	0.55	1.1	2.3	6.8	24	77
ATTEN. DUE TO AIR:	0.1	0.1	0.2	0.7	2.3	7.6

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE

SOURCE: RECEPTOR:

Ha: Hr:

30 Hz: 30 Hz:

SOURCE ZONE: MIDDLE ZONE: RECEIVER ZONE:

$$e = (1 - [30 / (H_s + H_r)])^2 = \underline{0.07}$$

Input Information = Ha = 1.5 Hr = 1.5

r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 90 Hard = 10

G = 0.79 for the source zone G = 1 for the receiver zone

G = 1 Grass for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m	0.5	1.5	3	6	>10
FACTOR a						
50	1.7	2.0	2.7	3.2	3.6	1.6
100	1.9	2.2	3.2	3.8	4.1	1.6
200	2.3	2.7	3.6	4.1	4.5	1.6
500	4.6	4.5	4.6	4.6	4.6	1.6
>1000	7.0	6.6	5.7	4.4	1.7	
FACTOR b						
50	6.8	5.9	3.9	1.7	1.5	
100	8.6	7.6	4.8	1.8	1.5	
>200	9.8	8.4	5.3	1.8	1.5	
FACTOR c						
50	9.4	4.6	1.6	1.5	1.5	
100	12.3	5.8	1.7	1.5	1.5	
>200	13.8	6.5	1.7	1.5	1.5	
FACTOR d						
50	4.0	1.9	1.5	1.5	1.5	
>100	5.0	2.1	1.5	1.5	1.5	

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

	125	250	500	1000	2000	4000
SOURCE a=	2.2	2.2	2.2	2.2	2.2	2.2
CONST. b=	7.6	7.6	7.6	7.6	7.6	7.6
G=(G92) c=	5.8	5.8	5.8	5.8	5.8	5.8
d=	2.1	2.1	2.1	2.1	2.1	2.1
e=	0.07	0.07	0.07	0.07	0.07	0.07
DATA POSITIONS						
G=(G92) RECV. CONST. e=(G92)						
a=	2.2	2.2	2.2	2.2	2.2	2.2
b=	7.6	7.6	7.6	7.6	7.6	7.6
c=	5.8	5.8	5.8	5.8	5.8	5.8
d=	2.1	2.1	2.1	2.1	2.1	2.1
e=	0.07	0.07	0.07	0.07	0.07	0.07

MIDDLE G=(G99)

	125	250	500	1000	2000	4000
MIDDLE G=(G99)	0.00	0.00	0.00	0.00	0.00	0.00

POINT SOURCE

	125	250	500	1000	2000	4000
DIVERGENCE COMP.	30.2	30.2	30.2	30.2	30.2	30.2
ALL OTHER COMPONENTS	1.0	10.6	7.5	1.4	2.0	7.1
TOTAL ATTENUATION	31.2	40.8	37.7	31.6	32.2	37.3
SOURCE POWER SPECTRUM	48.0	53.0	55.0	58.0	55.0	48.0
OCTAVE-BAND SPLS	5.9	1.3	6.4	15.5	11.9	-0.2
A-FREQUENCY WT. FACTORS	-16.1	-8.6	-3.2	0	1.2	1
A-WT OB SPLS	-10.2	-7.3	3.2	15.5	13.1	0.8
A-WT SOUND LEVEL	17.8 dBA	Predicted Sound Level at:	97 meters			

Prepared by: Associates in Acoustics, Inc.
31385 Burn Lane
Evergreen, CO 80439
(303) 670-6270
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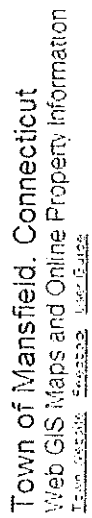
FUSS & O'NEILL

Attachment H

Aerial Site Views &
Property Delineations

476 Storrs Road, Mansfield Center, CT





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16

Appendix

42154

Street

6610

Seagull

GIS Map

Property Details

Take the Test

Train Streets

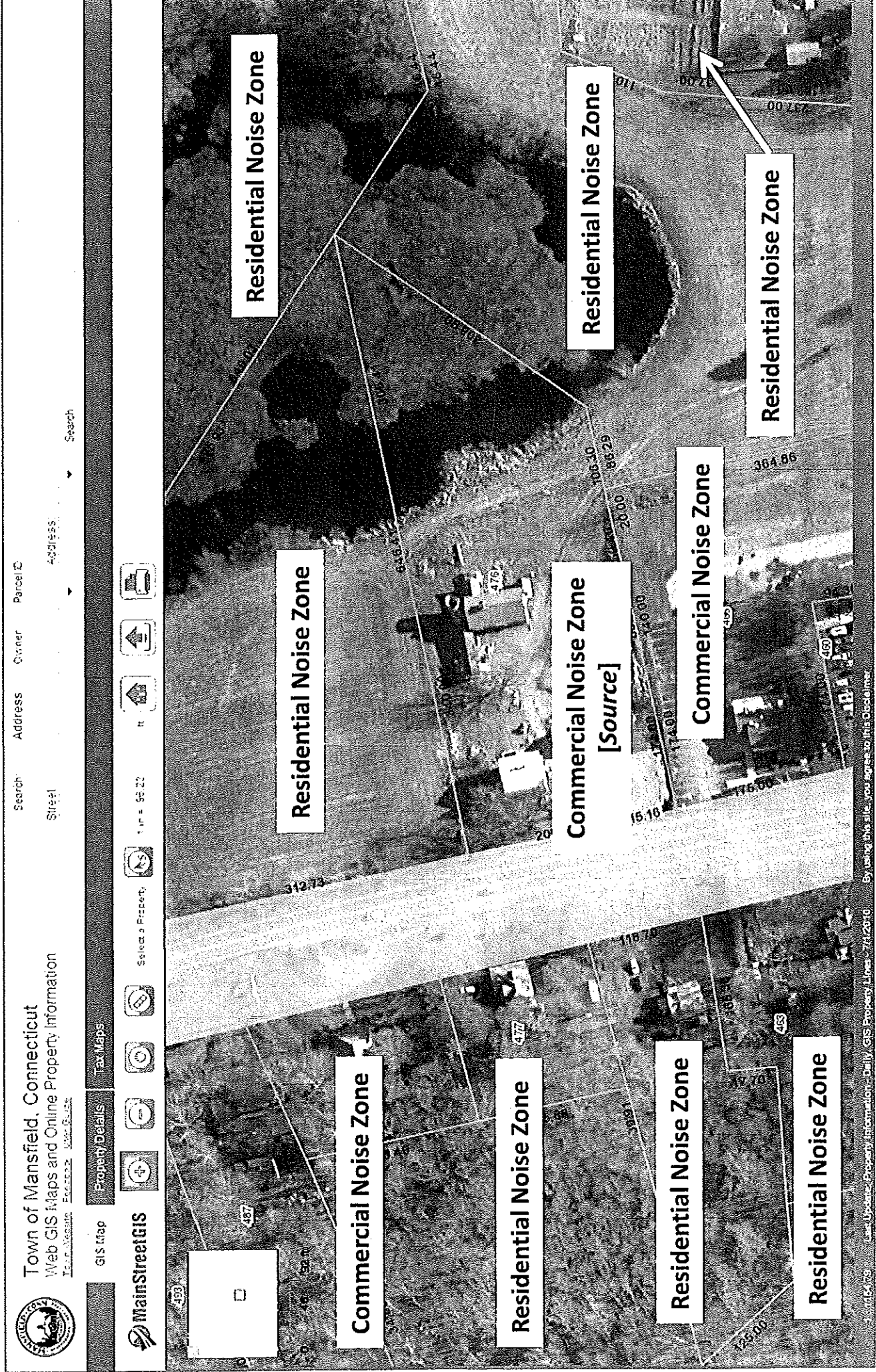
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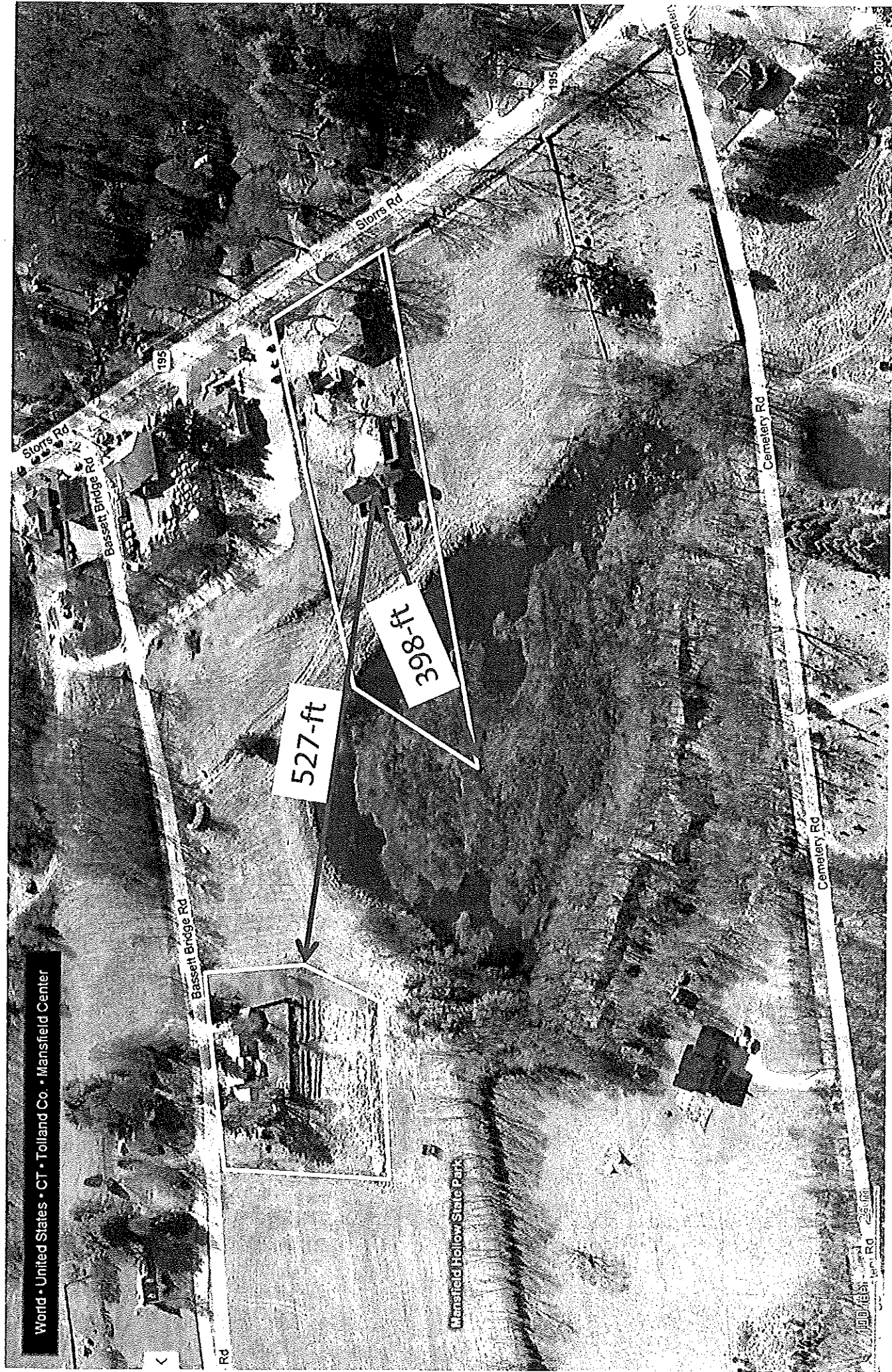


By using this site, you agree to the following:

476 Storrs Road, Mansfield Center, CT



476 Storrs Road, Mansfield Center, CT



Mansfield Center

Mark
Brazeau

Mark
Perkins

Brendan
Johnson

Echo
Grange

Stors Rd 195

Stors Rd

195

Stors Rd

195

Stors Rd

Mansfield Hollow State Park

341-ft

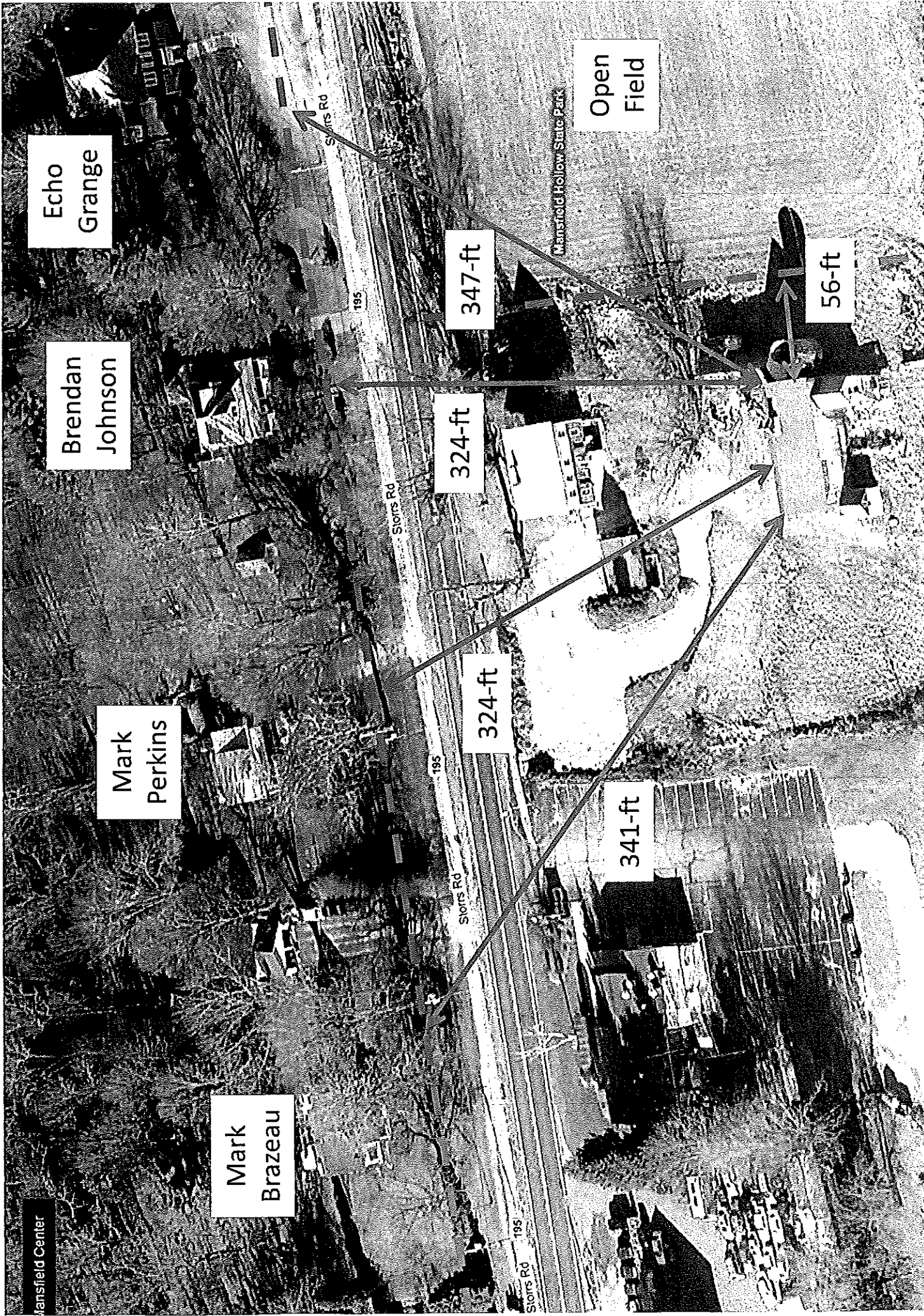
324-ft

324-ft

347-ft

56-ft

Open
Field



Attachment F

Calculations – Residential Noise Zone Open Field

INPUT POWER SPECTRUM, dB

OCTAVE CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
54	62	72	78	75	73

Sound source was 80dBA at 1-meter

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:
POINT SOURCE: **27.2** dB
LINE SOURCE: **13.6** dB

INPUT INFORMATION:

REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
1	23

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION COMPONENTS AND TOTAL DB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	27.2	27.2	27.2	27.2	27.2	27.2
LINE SOURCE	13.6	13.6	13.6	13.6	13.6	13.6

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

TEMPERATURE	RELATIVE HUMIDITY	AIR ATTENUATION COEFFICIENTS, dB/m OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
300	10	0.56	1.00	3.40	8.70	25.00	96.00
	20	0.73	1.90	3.40	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.25	0.95	3.10	7.40	13.00	23.00
200	10	0.20	0.78	2.70	7.30	14.00	24.00
	20	0.78	1.60	4.30	14.00	45.00	109.00
	30	0.71	1.40	2.80	6.50	22.00	74.00
	50	0.62	1.45	2.50	6.00	14.00	49.00
	70	0.45	1.30	2.70	4.70	8.90	29.00
100	10	0.34	1.10	2.80	6.00	8.00	23.00
	20	0.27	0.97	2.70	5.30	8.10	22.00
	30	0.79	2.30	7.50	22.00	42.00	87.00
	50	0.59	1.20	3.30	11.00	36.00	92.00
	70	0.55	1.10	2.30	6.80	24.00	77.00
50	10	0.49	1.10	1.90	4.30	13.00	47.00
	20	0.41	1.00	1.90	3.70	9.70	33.00
	30	0.35	1.00	2.00	3.50	6.10	25.00
	50	1.30	4.00	9.30	14.00	17.00	19.00
	70	0.51	1.90	8.20	18.00	36.00	47.00
0	10	0.47	1.20	3.70	13.00	36.00	69.00
	20	0.41	0.82	2.10	6.80	24.00	71.00
	30	0.39	0.78	1.80	4.60	18.00	56.00
	50	0.36	0.78	4.50	3.70	12.00	43.00
	70	0.36	0.78	4.50	3.70	12.00	43.00

AIR ABSORPTION

At 20°C and 70% Hum.

ATTEN. COEFFICIENT:	DB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. DUE TO AIR:	0.0	0.0	0.1	0.2	0.6	1.8

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$$a = [1 - (30/Hs + Hs/Hr)] = 0.00$$

Input Information: $H_s = 15$ $H_r = 15$

re at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 90 Hard = 1

$G = 0.50$ for the source zone $G = 1$ for the receiver zone

$G = 1$ for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m			
	0.5	1.5	3	>10
FACTOR a				
50	1.7	2.0	2.7	3.2
100	1.9	2.2	3.2	3.9
200	2.3	2.7	3.6	4.1
500	4.6	4.5	4.6	4.3
>1000	7.0	6.6	5.7	4.4
FACTOR b				
50	6.8	5.9	3.9	1.7
100	6.8	7.8	4.8	1.8
>200	9.8	8.4	5.3	1.8
FACTOR c				
50	9.4	4.8	1.6	1.5
100	12.3	6.8	1.7	1.5
>200	13.8	6.5	1.7	1.5
FACTOR d				
50	4.0	1.9	1.5	1.5
>100	5.0	2.1	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE

SOURCE CONST.	Frequency, Hz					
	125	250	500	1000	2000	4000
$G = (G_{22})$	0.05	0.09	0.17	0.55	0.08	0.05
$a =$	2.2	7.6	5.9	2.1		

RECEIV. CONST.	Frequency, Hz					
	125	250	500	1000	2000	4000
$G = (G_{22})$	0.70	6.10	4.30	0.80	0.00	0.00
$a =$	2.2	7.6	5.8	2.1		

MIDDLE G=(G30)	Frequency, Hz					
	125	250	500	1000	2000	4000
$G =$	0.00	0.00	0.00	0.00	0.00	0.00

POINT SOURCE	Frequency, Hz					
	125	250	500	1000	2000	4000

DIVERGENCE COMP.	Frequency, Hz					
	125	250	500	1000	2000	4000
	13.2	13.2	13.2	13.2	13.2	13.2

ALL OTHER COMPONENTS	Frequency, Hz					
	125	250	500	1000	2000	4000
	1.4	12.1	8.5	1.3	0.5	1.7

TOTAL ATTENUATION	Frequency, Hz					
	125	250	500	1000	2000	4000
	14.8	25.3	21.7	14.5	13.7	14.9

SOURCE POWER SPECTRUM	Frequency, Hz					
	125	250	500	1000	2000	4000
	54.0	62.0	72.0	78.0	75.0	73.0

OCTAVE-BAND SPLS	Frequency, Hz					
	125	250	500	1000	2000	4000
	28.5	25.8	39.4	63.6	50.4	47.2

A-FREQUENCY WT. FACTORS	Frequency, Hz					
	125	250	500	1000	2000	4000
	-16.1	-3.6	-3.2	0	1.2	1

A-WT DB SPLS	Frequency, Hz					
	125	250	500	1000	2000	4000
	12.4	17.2	36.2	50.6	51.6	48.2

A-WT SOUND LEVEL	Frequency, Hz					
	125	250	500	1000	2000	4000
	55.2 dBA					

Predicted Sound Level at: 23 meters

Prepared by: Associates in Acoustics, Inc.
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PAGE
BREAK

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development
Date: November 29, 2012
Subject: Beacon Hill Section II

The applicant is requesting withdrawal of the original application received by the Commission on November 5, 2012. Immediately following the Commission's acceptance of the withdrawal, they are resubmitting the application for receipt.

They are making this request for withdrawal and resubmission because they failed to send out notices to abutters within 7 days of the Commission's receipt of the application, which is required by Section 4.11 of the Subdivision Regulations. As the application is the same, they are requesting waiver of the application fee.

Staff would recommend acceptance of the withdrawal and resubmission, as well as waiver of the fee as no advertisements or costs incurred at this time, other than committee reviews which will still be relevant for the resubmission. Additionally, the proposed public hearing date would remain January 7, 2013. The reason the public hearing was originally scheduled ± 2 months out from the receipt date was due to the number and complexity of hearings already underway. Normally, the public hearing would have been scheduled for one month after the receipt of the application, which provides sufficient time for review by both staff and the community.

RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # 1214-3)

submitted by Eagleview Development Group, LLC

for a 17-lot subdivision

on property located on the south side of Mansfield City Road, west of Beacon Hill Drive

as shown on plans dated 07/15/12,

and as described in other application submissions, and to refer said application to the staff, Conservation Commission, and Open Space Preservation Committee for review and comments and to set a public hearing for January 7, 2012 at 7:05 p.m.

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

MAILING ADDRESS

P.O. BOX 480

MANCHESTER, CONNECTICUT

06045-0480

RONALD JACOBS

LEONARD JACOBS

MICHAEL J. RICE

DAVID M. BARRY, JR.

MICHAEL J. BONANNO*

ALEXANDRA B. RICEVIENS

November 27, 2012

*ALSO ADMITTED IN MASSACHUSETTS

HAND DELIVERED

Town of Mansfield

Planning and Zoning Commission

Atten: Linda Painter, Director of Planning and Development

Four South Eagleville Road

Mansfield CT 06268

Re: Beacon Hill Estates Section II Subdivision
Mansfield City Road & Beacon Hill Drive, Mansfield CT

Dear Commission Members:

Eagleville Development Group, LLC previously filed a subdivision application with respect to Beacon Hill Estates – Section 11, a 17 lot residential subdivision. This application, along with an inland wetland application was accepted by the commission at the November 5, 2012 meeting. At that meeting, you scheduled the inland wetlands matter and the subdivision matter for our January 7, 2013 meeting, although no time was set for the Planning and Zoning Commission meeting.

My client sent out a notice to the abutters of the Inland Wetland Commission meeting, but because of a misunderstanding on the requirements, notice of the subdivision hearing was not sent out to the abutters. This is a technical defect, because the regulation says that the subdivision hearing notice should have been sent out within 7 days after the application is received by the commission. (It is our understanding that you not only want the date but also the time of the public hearing set out in the notice, but the time was not set in the November meeting.)

In any case, we would like to go ahead with the meeting in January as scheduled. However, we would also like to be in compliance with the regulations. Therefore, we would ask that you simultaneously do the following:

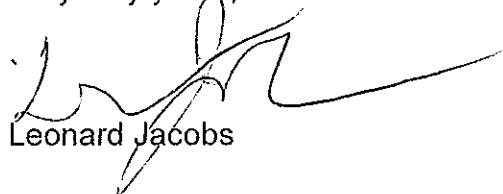
1. Approve a motion allowing the withdrawal of the application for subdivision approval that was received at the November 5th meeting.
2. Simultaneously, reaccept the subdivision application that was submitted on November 5th, so that the date of receipt will be December 3rd. My client will then send out a notice of the subdivision hearing to the abutters who have already received notice of the Inland Wetland Commission hearing, and therefore are aware of this project.

We would ask that the fee be waived so that we do not have to pay a second set of fees for this application.

We would appreciate it if you could act on the withdrawal of the first application and the acceptance of the same application simultaneously, so that our application will be reaccepted at the December 3rd meeting.

If you have any questions, please contact me.

Very truly yours,


A handwritten signature in black ink, appearing to be 'LJ', with a long horizontal flourish extending to the right.

Leonard Jacobs

LJ:sm

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: November 29, 2012
Subject: 8-24 Referral: Adjustments to the Easement for Storrs Road and Right-of-Way for Wilbur Cross Way

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced proposed adjustments to the Easement for Storrs Road and the Right-of-Way for Wilbur Cross Way has been referred to the PZC for comment. The PZC has 35 days to report to the Town Council. A copy of the Council Agenda Item, deeds and a location map are attached for your reference.

The proposed request would make small alterations to the existing Right-of-Way for Wilbur Cross Way (aka the Village Street) and the easement for Storrs Road to accommodate the proposed grocery store in the Storrs Center Market Square area. As can be seen on the attached map, the southeast corner of the proposed building extends into the current right-of-way for Wilbur Cross Way, which was deeded to the Town by Storrs Center Alliance. The right-of-way alteration would return that area to SCA. Similarly, the easement granted to the Town for the improvements to the Storrs Road right-of-way would be reduced to accommodate the western edge of the store.

As the changes to the right-of-way and easement areas are minimal and pedestrian access along both roads are maintained, staff recommends that the PZC notify the Town Council that the proposed adjustments are consistent with the Plan of Conservation and Development.

Summary/Recommendation

It is recommended that the PZC notify the Town Council that the proposed adjustment to the Easement for Storrs Road and Right-of-Way for Wilbur Cross Way are consistent with Mansfield's Plan of Conservation and Development.

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning
From: Matt Hart, Town Manager
Date: November 29, 2012
Re: Adjustments to Easements for Storrs Road and Wilbur Cross Way

The following motion was passed by the Town Council on 11/13/12:

“Move, to refer the transactions for the adjustment to the easements for Storrs Road and Wilbur Cross Way to the Planning and Zoning Commission for review pursuant Section 8-24 of the Connecticut General Statutes.”

Please see the attached information regarding the above captioned matter for your review. Your assistance with this matter is greatly appreciated.

Attach (1)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Lon Hultgren, Director of Public Works
Date: November 13, 2012
Re: Adjustments to Easements for Storrs Road and Wilbur Cross Way

Subject Matter/Background

Two of the easements granted to the Town earlier this year by the Storrs Center Alliance would need minor adjustments in order to accommodate the grocery store structure that is proposed for the Market Area located across from the Beck Municipal Building between Storrs Road and Wilbur Cross Way. The proposed quitclaim deeds necessary to make these adjustments are attached. (As the Town Council is aware, Storrs Center Alliance is seeking an amendment to the Storrs Center Special Design District to allow the proposed site plan design for the grocery store.)

Financial Impact

The granting of these easement adjustments would not have a financial impact on the Town.

Legal Review

The documents were prepared by the developer's legal counsel, Edward S. Hill, who prepared the original property transfers for Storrs Road and Wilbur Cross Way. The Town Attorney has reviewed the proposed deeds and found them sufficient.

Recommendation

Staff recommends that the Town Council refer these transactions to the Planning and Zoning Commission (PZC), as required by Section 8-24 of the *Connecticut General Statutes*. Upon receipt of the PZC's report, staff will request Council's authorization to execute the easement documents.

Attachments

- 1) Quit Claim Deeds (2 – 5 pages total)
- 2) Drawing # BS-3C dated 9/14/12

Record and return to:
Storrs Center Alliance, LLC
c/o Edward S. Hill, Esq.
Cappalli & Hill, LLC
325 Highland Avenue
Cheshire, CT 06410

Quit Claim Deed

Town of Mansfield, a municipal corporation having its territorial limits in Tolland County, with an office and principal place of business at 4 South Eagleville Road, Mansfield, CT 06268 (hereinafter referred to as the "Grantor") for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of Storrs Center Alliance, LLC, a Connecticut limited liability company, whose mailing address is c/o Leyland Alliance LLC, P.O. Box 878, Tuxedo, NY 10987 (hereinafter referred to as the "Grantee") grants, with QUIT-CLAIM COVENANTS, to the Grantee:

All of that tract or parcel of land, situated in the Town of Mansfield, County of Tolland and State of Connecticut, containing a total of 266 square feet or 0.0052 acres and more particularly bounded and described as follows, and also depicted as "Area To Be Conveyed To Storrs Center Alliance, LLC = 226 Sq. Ft." on the map hereinafter referred to:

Commencing at a Connecticut Highway Department monument found on the easterly highway line of present Storrs Road (State Route 195), thence running along said easterly highway line of present Storrs Road (State Route 195) North 46°-00'-16" West a distance of 173.28 feet to a point, thence running North 40°-46'-26" West a distance of 2.30 feet to a point, said point being at the northwesterly corner of land now or formerly State of Connecticut (Map 16, Block 41, Lot 10);

Thence running along the northerly line of said land of State of Connecticut (Map 16, Block 41, Lot 10) North 47°-22'-51" East a distance of 4.73 feet to a point;

Thence running along an easement for highway purposes in favor of the State of Connecticut along a curve to the right having a radius of 1,755.00 feet, a delta angle of 00°-05'-12", an arc length of 26.13 feet and a chord bearing of North 41°-05'-48" West a distance of 26.13 feet to a point, along a curve to the right having a radius of 1,355.00 feet, a delta angle of 02°-01'-58", an arc length of 48.07 feet and a chord bearing of North 39°-39'-13" West a distance of 48.07 feet to a point;

Thence running along land now or formerly Town of Mansfield, Post Office Road, North 62°-59'-12" East a distance of 34.65 feet to a point, North 47°-27'-19" East a distance of 77.21 feet to a point, North 46°-01'-10" East a distance of 98.35 feet to a point;

Thence running along other land now or formerly Town of Mansfield the following six (6) courses and distances: North 28°-32'-13" West a distance of 12.73 feet to a point, North 43°-26'-38" West a distance of 92.95 feet to a point, along a curve to the right having a radius of 121.00 feet, a delta angle of 11°-17'-02", an arc length of 23.83 feet and a chord bearing of North 37°-48'-07" West a distance of 23.79 feet to a point, North 32°-09'-36" West a distance of 134.90 feet to a point, North 28°-02'-44" West a distance of 54.12 feet to a point, North 39°-22'-33" West a distance of 10.94 feet to the True

point and place of beginning, said point also being the southwest corner of the herein described parcel;

Thence continuing along said land of Town of Mansfield North 39°-22'-33" West a distance of 22.74 feet to a point, along a curve to the right having a radius of 408.00 feet, a delta angle of 03°-39'-29"; an arc length of 26.05 feet and a chord bearing of North 16°-52'-44" West a distance of 26.04 feet to a point;

Thence running through said land of Town of Mansfield South 32°-51'-00" East a distance of 47.63 feet to a point, South 57°-09'-00" West a distance of 4.58 feet to the True point and place of beginning.

For a more particular description of the above described land, reference is made to a map to be filed in the Mansfield Town Clerk's Office entitled "Lot Line & Easement Line Modification Plan Storrs Center Storrs Road & Post Office Road Mansfield, Connecticut" Scale 1"=50' Dated 09/14/2012 Sheet No. BS-3C prepared by BL Companies, Meriden, Connecticut.

The intention of this deed is to re-convey to Grantee a portion of the property conveyed by Grantee to Grantor by Warranty Deed dated November 16, 2011 and recorded in Volume 717 at Page 144 of the Mansfield Land Records.

Signed this _____ day of _____, 2012

Witnessed by:

Town of Mansfield

By: _____
Matthew W. Hart
Town Manager

STATE OF CONNECTICUT)
) ss: Mansfield
COUNTY OF TOLLAND)

On this the _____ day of _____, 2012, before me the undersigned officer, personally appeared Matthew W. Hart, who acknowledged himself to be the Town Manager of the Town of Mansfield, a municipal corporation, signer of the foregoing instrument, and that he as such officer, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such officer and the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand.

Commissioner of the Superior Court
Notary Public
My Commission Expires:

STATE OF CONNECTICUT

)

) ss: Mansfield

COUNTY OF TOLLAND

)

On this the day of , 2012, before me the undersigned officer, personally appeared Matthew W. Hart, who acknowledged himself to be the Town Manager of the Town of Mansfield, a municipal corporation, signer of the foregoing instrument, and that he as such officer, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such officer and the free act and deed of said corporation.

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Commissioner of the Superior Court
Notary Public
My Commission Expires:

Record and return to:
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c/o Edward S. Hill, Esq.
Cappalli & Hill, LLC
325 Highland Avenue
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Quit Claim Deed

Town of Mansfield, a municipal corporation having its territorial limits in Tolland County, with an office and principal place of business at 4 South Eagleville Road, Mansfield, CT 06268 (hereinafter referred to as the "Grantor") for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of Storrs Center Alliance, LLC, a Connecticut limited liability company, whose mailing address is c/o Leyland Alliance LLC, P.O. Box 878, Tuxedo, NY 10987 (hereinafter referred to as the "Grantee") grants, with QUIT-CLAIM COVENANTS, to the Grantee:

All of that tract or parcel of land situated in the Town of Mansfield, County of Tolland and State of Connecticut, containing a total of 1,457 square feet or 0.033 acres and more particularly bounded and described as follows, and also depicted as "Portion Of Easement 'B' To Remain = 1,457 Sq. Ft. Or 0.033 Acres" on the map hereinafter referred to:

Commencing at a Connecticut Highway Department monument found on the easterly highway line of present Storrs Road (State Route 195), thence running along said easterly highway line of present Storrs Road (State Route 195) North 46°-00'-16" West a distance of 173.28 feet to a point, North 40°-46'-26" West a distance of 2.30 feet to a point, said point being at the northwesterly corner of land now or formerly State of Connecticut (Map 16, Block 41, Lot 10);

Thence running along the northerly line of said land of State of Connecticut (Map 16, Block 41, Lot 10) North 47°-22'-51" East a distance of 4.73 feet to a point;

Thence running along land now or formerly Town of Mansfield, Post Office Road, along a curve to the right having a radius of 1,755.00 feet, a delta angle of 00°-05'-12", an arc length of 26.13 feet and a chord bearing of North 41°-05'-48" West a distance of 26.13 feet to a point, along a curve to the right having a radius of 1,355.00 feet, a delta angle of 02°-01'-58", an arc length of 48.07 feet and a chord bearing of North 39°-39'-13" West a distance of 48.07 feet to a point;

Thence running along land now or formerly Storrs Center Alliance, LLC the following five (5) courses and distances: along a curve to the right having a radius of 1,355.00 feet, a delta angle of 06°-38'-30", an arc length of 157.07 feet and a chord bearing of North 35°-18'-59" West a distance of 156.98 feet to a point, North 31°-59'-44" West a distance of 133.05 feet to a point, North 58°-00'-16" East a distance of 1.00 feet to a point, North 31°-59'-44" West a distance of 24.00 feet to a point, North 36°-28'-14" West a distance of 25.63 feet to the True point and place of beginning;

Thence continuing along said land of Storrs Center Alliance, LLC the following two (2) courses and distances: North 36°-28'-14" West a distance of 89.72 feet to a point, North

31°-59'-44" West a distance of 109.93 feet to a point on the southerly line of land now or formerly Nicholas & Georgia Haidous, Trustees;

Thence running along the southerly line of said land of Nicholas & Georgia Haidous, Trustees North 57°-08'-47" East a distance of 13.00 feet to a point;

Thence running along said land of Storrs Center Alliance, LLC South 31°-59'-44" East a distance of 38.99 feet to a point;

Thence running through said land of Storrs Center Alliance, LLC the following four (4) courses and distances: South 57°-09'-00" West a distance of 2.98 feet to a point, South 32°-51'-00" East a distance of 42.10 feet to a point, South 58°-00'-16" West a distance of 3.65 feet to a point, South 31°-59'-44" East a distance of 118.44 feet to the True point and place of beginning.

For a more particular description of the above described land, reference is made to a map to be filed in the Mansfield Town Clerk's Office entitled "Lot Line & Easement Line Modification Plan Storrs Center Storrs Road & Post Office Road Mansfield, Connecticut" Scale 1"=50' Dated 09/14/2012 Sheet No. BS-3C prepared by BL Companies, Meriden, Connecticut.

The intention of this deed is to terminate as to the above described property only "Easement 'B' To Be Granted To The Town Of Mansfield" as granted to Grantor by Grantee by Grant of Easements dated November 9, 2011 and recorded in Volume 717 at Page 4 of the Mansfield Land Records.

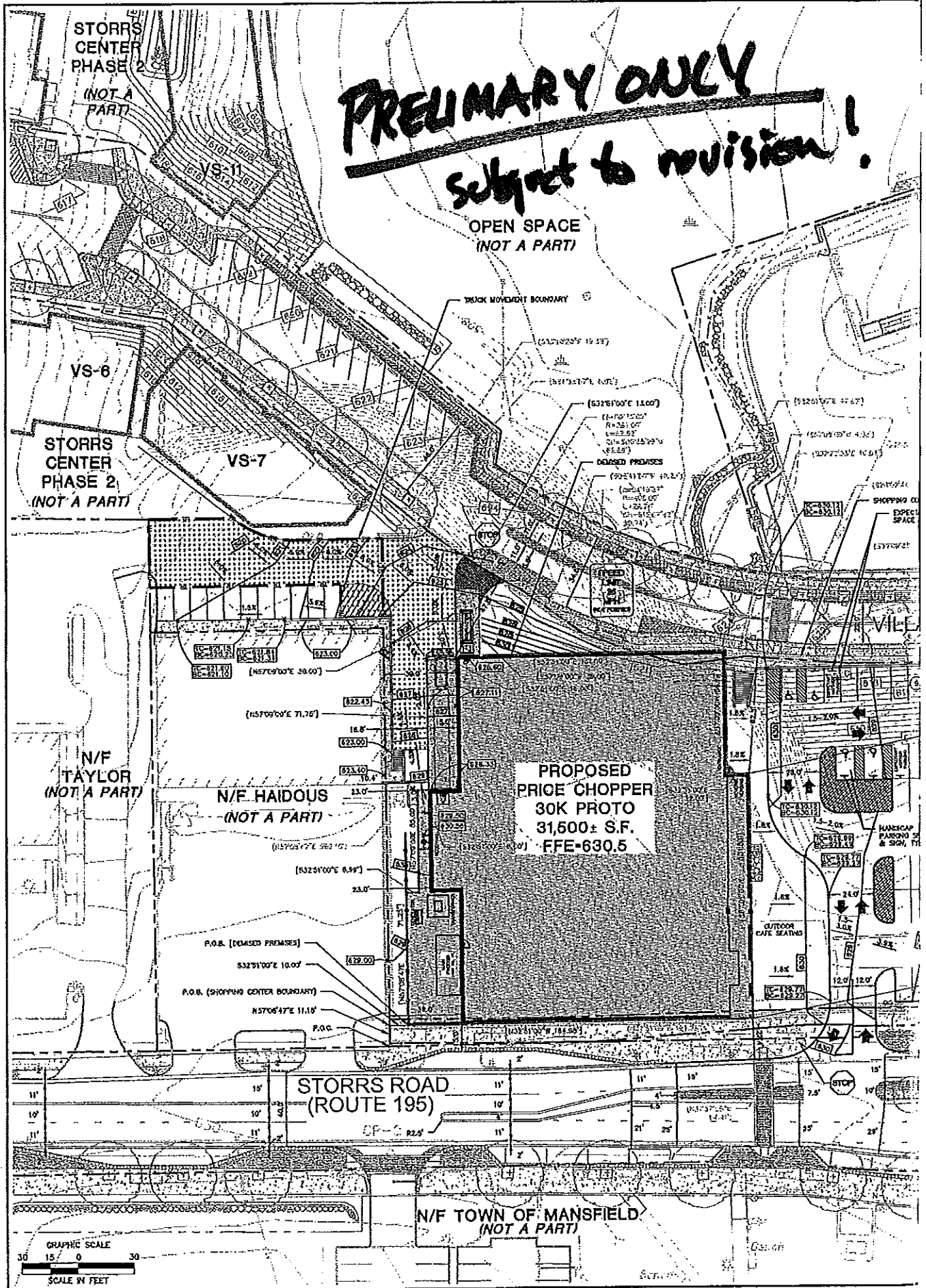
Signed this _____ day of _____, 2012

Witnessed by:

Town of Mansfield

By: _____
Matthew W. Hart
Town Manager

PRELIMINARY ONLY
Subject to revision!



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TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

November 16, 2012

Ms. Susan K. Lee
US Army Corps of Engineers
(Sent via email to susan.k.lee@usace.army.mil)

Re: File Number NAE-2008-1671; Connecticut Light and Power Interstate Reliability Project

Dear Ms. Lee:

Thank you for providing us with the opportunity to comment on the recent application from Connecticut Light and Power regarding the Interstate Reliability Project. The Town of Mansfield has been following this process closely due the potential impacts it will have on our community.

As noted in the application, the proposed route would require acquisition of additional right-of-way from the Army Corps of Engineers (ACOE) in the Mansfield Hollow area. However, as part of their application to the Connecticut Siting Council, CL&P did identify an alternative (Design Option #2) that would eliminate the need for acquisition of additional right-of-way in Mansfield Hollow. This alternative would require the existing transmission line to be removed, relocated to a different location within the existing right-of-way and reconstructed using a different type of pole structure. While this would add expense to the project, we believe that this is the best alternative to preserve the beauty and character of the Mansfield Hollow area. Requiring CL&P to stay within their existing right-of-way would dramatically reduce the amount of clearing needed to install the new transmission line, thereby reducing the environmental impacts of the project on Mansfield Hollow.

The Mansfield Town Council has endorsed the use of Design Option #2 as one of several measures to mitigate the impact of this project on our community. We therefore urge the ACOE to deny the application with regard to any work proposed outside of the existing right-of-way, and, by extension, to deny the request to acquire additional right-of-way within the Mansfield Hollow area. We further request that the ACOE schedule a public hearing on this issue to allow residents and interested parties to share with you their concerns regarding the proposed design and how use of an alternative design will minimize impacts on this tremendous natural resource.

If you have any questions regarding this request, please contact Linda Painter, Director of Planning and Development, at 860 429-3329 or painterlm@mansfieldct.org.

Sincerely,

A handwritten signature in black ink, appearing to read "M. W. Hart".

Matthew W. Hart
Town Manager

CC: Congressman Joseph Courtney
State Senator Donald Williams
State Representative Gregory Haddad
Mansfield Town Council
Linda Painter, Director of Planning and Development
Anthony Mele, Northeast Utilities

TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL



ELIZABETH C. PATERSON, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

November 19, 2012

Planning and Zoning Commission/Inland Wetlands Agency
(interoffice mail)

Dear commission members:


As you will recall, at your October 1, 2012 meeting I addressed the commission regarding the proposed amendment to the Storrs Center Special Design District. During my testimony, I provided you with my name and address but neglected to state my affiliation with the Town of Mansfield. Section 25-7(L) of the Mansfield Code of Ethics provides that:

Any public official or public employee who presents or speaks to any board, committee, commission, or agency during the time set aside during any meeting of such body for public comment shall at that time disclose his or her name, address, and town of Mansfield public affiliation, regardless of whether said affiliation is related to the matter being addressed by the speaker.

As I believe you are all well aware, I am currently serving as mayor. While I certainly did not intend to mislead anyone by failing to identify my affiliation with the town, I acknowledge and apologize for this omission.

I appreciate your understanding and service to our community.

Sincerely,


Elizabeth C. Paterson
Mayor

CC: Board of Ethics

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